

Georgetown Mews Owners Corp.

Pet Policy – Dogs and Cats

House Rule 7.0(a) of Georgetown Mews Owners Corp. prohibits shareholders or subtenants from maintaining new dog and cat pets in the buildings owned by Georgetown Mews Owners Corp., or from replacing deceased dog or cat pets (if the prior pet had been permitted or approved). The policy of Georgetown with regard to harboring dogs or cats has been amended by the Board of Directors, effective as of July 1, 2003. In order to give shareholders and subtenants guidance on what dogs and/or cats will and will not be generally approved by the Board, the following guidelines are published to take effect as of July 1, 2003. These guidelines shall not obviate the requirement that the shareholder or subtenant obtain the prior written consent, in each instance, for the dog or cat which such shareholder or subtenant wishes to harbor in the building:

- (a) **Existing Dogs and Cats:** All existing dogs and cats in the building as of June 30, 2003 are grandfathered and exempt from the restrictions set forth in Paragraph (b) below.
- (b) **Replacement Dogs and Cats:** Replacement of existing dogs and cats and any new dogs and/or cats brought into the building after July 1, 2003 are subject to all of the following rules.
 - (i). **Number:** No more than one dog or one cat shall be permitted in any apartment or to be owned or maintained by any subtenant or shareholder at any one time.
 - (ii). **Specification:** No dog will be permitted to be maintained on the property if it is of a species or breed which, when fully mature, normally exceeds 40 pounds in weight or 18 inches in height at the shoulder.
 - (iii). **Restrictions:** No animals will be permitted in the common areas of the building unless on a non retractable leash of less than 5 feet in length.
 - (iv). **Permits, Tags, and Licenses:** Each dog and cat shall wear a tag supplied by the management office identifying the owner of the dog/cat and the dog/cat owner's apartment number. All current dogs and cats must be registered annually with the management office. The initial registration must be completed on or before July 31, 2003. There will be a \$25 annual registration fee. The owner shall provide proof of a current ASPCA license and current inoculations, and a current photograph of the dog or cat being registered. This procedure must be repeated on an annual basis.
 - (v). **Premises Restrictions:** Dogs may not be walked in the rear yard areas of the Georgetown property, whether on a leash or not. All dogs must be curbed and all excrement (waste) cleaned up after in the public streets in accordance with the laws, rules and regulations of the City of New York.

- (vi). **Building Staff:** The superintendent and other employees of Georgetown are not permitted to walk dogs or to feed or care for pets of owners or subtenants during the hours while they are on duty.

- (vii). **Good Behavior:** The Board reserves the right to exclude from the Georgetown property any dog which does not exhibit good manners, civil behavior or proper etiquette or whose owner can not or will not control the dog in accordance with these guidelines. Excessive barking, growling or other noise which may disturb other residents of Georgetown is to be prevented by the dog owner. Certain breeds or species of dogs, such as Dobermans, Pit bulls, and Rottweilers, are not appropriate for a Class A multiple dwelling and may be excluded by the Board no matter what size or how well behaved the individual dog may be, if the Board, in its sole discretion determines that such breed or species is not appropriate for small apartments or exposes the Board of the Corporation to any liability for injury to third parties.

- (viii). **Violations/Fines:** If any shareholder or subtenant fails to register a dog or cat in a timely manner, or harbors more than one dog or cat on the premises, or harbors a dog which does not conform to the requirements of these guidelines, **the Board of Directors shall impose a fee of \$50.00 for each month or part thereof that the violation continues. The administrative fee for a second violation shall be \$100.00 per month, and a third violation will be subject to a monthly administrative fee of \$200.00 per month.** Such fee shall be charged each month until the violation is cured. The Board of Directors may also declare that such violation constitutes a violation of the subtenant's sublease or the shareholder's proprietary lease and subject the shareholder to Objectionable Conduct as defined by the proprietary lease.