

KINGS POINT ASSOCIATION PET POLICIES

The following is to be used only as a guideline; the statements contained herein are only summary in nature and are subject to change. Please refer to the Associations Declaration of Condominium and Amendments for specific language. **Please check with FirstService Residential for an updated version of this document.**

Acadia: Allows purchaser to keep up to two (2) pets. Pet Agreement required and only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner. **No pet deposit.**

Acadia II: Allows purchaser to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit** for each pet. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Bedford F: Allows unit owner to have one (1) house pet, **the pet shall weigh less than twenty (20) pounds at maturity.** Signed Pet Agreement approved by the board, **no pet deposit. Lessees or guests are not allowed to have pets.**

Brookfield: Allows purchaser to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit** for each pet. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Cambridge K: Allows unit owner to have one (1) house pet, **not to exceed twenty (20) pounds at maturity.** Pet may not be replaced. Pet Agreement and **\$250.00 pet deposit. Lessees or guests are not allowed to have pets.**

Corinth: Allows purchaser to keep up to two (2) pets. Pet Agreement required and only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner. **No pet deposit.**

Dorchester A: Allows unit owner to have one (1) house pet, **not to exceed thirty (30) pounds at maturity.** Pet Agreement and **\$250.00 pet deposit.**

Devonshire: Allows purchaser to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit** for each pet. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Edinburgh: Allows purchaser to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit** for each pet. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner. **No house pet shall exceed 25 lbs. at maturity.** Any pet determined by Board to be a nuisance will be permanently removed from the unit.

Fairbourne: Allows purchaser to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit** for each pet. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Fairfield A: Allows a unit owner to have two (2) pets, **not to exceed twenty (20 lbs.) at maturity.** Pet Agreement required and **\$250.00 pet deposit.**

Fairfield H: Allows a unit owner to have one (1) house pet, **not to exceed 30 pounds at maturity**, with a signed Pet Agreement and **\$250.00 pet deposit**. If Board determines pet to be a nuisance, pet will be permanently removed from the unit and condominium property. **Lessees or guests of lessees are not permitted to have a pet in a unit.**

Gloucester J: Allows a unit owner to have one (1) house pet, **not to exceed twenty five (25) pounds at maturity**, with signed Pet Agreement and **Pet Deposit of \$25.00 for a cat and \$75.00 for a dog**. All tenants and guests are bound by the same terms and conditions.

Gloucester N: Original pet (first purchaser obtaining title from the Developer) can be replaced with a domestic cat. Subsequent unit owner may harbor one (1) domestic cat, provided a Pet Agreement is signed. **No pet deposit**. Domestic cats permitted shall be confined to the unit at all times except as reasonably necessary to take the cat from the unit to the vehicle for transport.

Grantham: Allows purchaser to keep up to two (2) pets. Pet agreement required for each pet. **No pet deposit**. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced; however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one pet in the Unit (conditioned upon execution of the Pet Agreement), and the Owner shall be entitled to replace the dog or cat upon its death.

Highgate B: Allows owner to have one (1) house pet, **not to exceed twenty (20) pounds at maturity**. Pet may be replaced. Pet Agreement and **\$250.00 pet deposit**. **Lessees or guests are not allowed to have pets.**

Highgate E: Allows unit owner or the lessee of a unit to have one (1) house pet, not to exceed thirty (30) pounds at maturity. Pet Agreement and **\$250.00 pet deposit**. **Guests are prohibited from keeping and harboring any pet in any unit or anywhere else on the condominium property.**

Huntington: Allows purchaser to keep up to two (2) pets. **No pet deposit**. Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Inverness: Allows purchaser to keep up to two (2) pets. Pet agreement and **\$250.00 pet deposit** for each pet. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced (and the \$250.00 pet bond for such animal shall be returned to the Unit Owner); however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one pet in the Unit (conditioned upon execution of the Pet Agreement and payment of the \$250.00 cash bond), and the Owner shall be entitled to replace the dog or cat upon its death.

Jameson: Allows purchaser to keep up to two (2) pets. Pet agreement and **\$250.00 pet deposit** for each pet. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced (and the \$250.00 pet bond for such animal shall be returned to the Unit Owner); however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one pet in the Unit (conditioned upon execution of the Pet Agreement and payment of the \$250.00 cash bond), and the Owner shall be entitled to replace the dog or cat upon its death.

Kensington: Allows purchaser to keep up to two (2) pets. Pet agreement and **\$250.00 pet deposit** for each pet. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced (and the \$250.00 pet bond for such animal shall be returned to the Unit Owner); however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one pet in the Unit (conditioned upon execution of the Pet Agreement and payment of the \$250.00 cash bond), and the Owner shall be entitled to replace the dog or cat upon its death.

Knolls II: Allows any owner to have one (1) house pet, **not to exceed twenty (20) pounds at maturity**. Pet may be replaced. Pet Agreement and **\$250.00 pet deposit**. **Lessees or guests are not allowed to have pets.**

Lancaster III: Allows any new purchaser to have one (1) house pet, providing pet is owned at time title is conveyed. **Pet shall weigh less than twenty (20) pounds at maturity.** Pet may not be replaced. Pet Agreement and **\$250.00 pet deposit.** **Lessees, renters, invitees and guests are not permitted to have pets in the unit.**

Lancaster IV: Allows any owner or Lessees to have one (1) house pet, **not to exceed twenty (20) pounds at maturity,** if pet is owned at time title is conveyed. Pet may be replaced. Pet Agreement and **\$250.00 pet deposit.** **Guests are not allowed to have pets.**

Lyndhurst: Allows purchaser to keep up to two (2) pets. Pet agreement and **\$250.00 pet deposit** for each pet. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced (and the \$250.00 pet bond for such animal shall be returned to the Unit Owner); however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one pet in the Unit (conditioned upon execution of the Pet Agreement and payment of the \$250.00 cash bond), and the Owner shall be entitled to replace the dog or cat upon its death.

Manchester IV: Allows owner to have one (1) house pet, less than 20 pounds at maturity, with signed Pet Agreement and **\$250.00 pet deposit.** **Cash bond is not required for a cat.** Such pet may be replaced. **Guests are permitted to bring a cat or dog to the unit for up to 14 days.** Owner is permitted to have other house pets such as birds or fish. **Lessees are not permitted to keep a pet in the unit.**

Maplewood: Allows Unit Owners and Occupants to **keep up to two (2) pets. No pet deposit.** A Pet agreement has been signed and on file with the Association. No Unit Owner or occupant shall house or harbor any Wild Animal in the Condominium, including but not limited to housing or harboring a Wild Animal within a Unit. The term "Wild Animal" shall include, but is not limited to, any snake, reptile, insect, rodent, pig, goat or chicken. Additionally, in no event shall any Unit Owner or occupant house or harbor a dog that is a pit bull or any other dangerous breed of dog in the Condominium. Dangerous breeds of dogs may be identified by the Board of Directors in its business judgment from time to time for purposes of enforcing this provision of the Declaration.

Nantucket I: Allows owner to have one (1) house pet, **not to exceed twenty (20) pounds at maturity,** provided pets is owned at time title is conveyed. Pet may not be replaced. Pet Agreement and **\$250.00 pet deposit.** **Lessees or guests are not allowed to have pets.**

Nantucket II: Allows owner to have one (1) dog or cat, **not to exceed twenty (20) pounds at maturity.** Pet Agreement and **\$250.00 pet deposit.** Birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner. **Lessees or guests are not allowed to have pets.**

Nantucket IV: Allows any owner to have up to two (2) house pets. Pet Agreement and **\$250.00 pet deposit** for each four-legged pet.

Nantucket V: Allows any owner to have one (1) dog or one (1) cat. Pet Agreement and **\$250.00 pet deposit.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Oakley Green: Allows purchaser to keep up to two (2) pets. Pet agreement and **\$250.00 pet deposit** for each pet. Thereafter, if such Unit Owner has two (2) such pets and one of such pets dies, such pet shall not be permitted to be replaced (and the \$250.00 pet bond for such animal shall be returned to the Unit Owner); however, upon the death of both such pets, the Unit Owner shall be permitted to replace and harbor one (1) pet in the Unit. In the event an individual becomes the Owner of a Unit and does not own a pet at the time of becoming an Owner, but decides to have a pet, such Owner shall be allowed to keep and harbor only one (1) pet in the Unit (conditioned upon execution of the Pet Agreement and payment of the \$250.00 cash bond), and the Owner shall be entitled to replace the dog or cat upon its death.

Oxford II: A Unit Owner is permitted to have one (1) house cat. Cat is restricted to the unit at all times, must be spayed or neutered and must be micro-chipped. Pet Agreement and **\$250.00 pet deposit.** Cat may be replaced. **Renters, lessees, invitees and guests are not permitted to keep a pet in the unit.**

Portsmouth: Allows any owner to have up to two (2) pets (two dogs, two cats, or one dog and/or one cat) at the time an individual becomes the owner of a unit. Pet agreement and **\$250.00 pet deposit** for each pet. If one such pet dies, it is not permitted to be replaced. Upon the death of both such pets, one pet may be replaced. If a unit owner has one pet at the time of becoming the owner of the unit, the individual is not entitled to have more than one dog or one cat in the unit.

Princeton: Allows any owner to have one (1) dog or one (1) cat, **not to exceed twenty (20) pounds at maturity.** Pet can be replaced. Pet agreement and **\$250.00 pet deposit.** Birds or fish permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner. **Lessees or guests are not allowed to have pets.**

Quail Pass: Allows any purchaser to have one (1) house pet, **not to exceed twenty (20) pounds at maturity.** Pet Agreement and **\$250.00 pet deposit.** **Lessees or guests are not allowed to have pets.**

Radison I: Allows any owner to have one (1) dog or one (1) cat. Pet Agreement and **\$250.00 pet deposit.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Radison II: Allows any owner to have one (1) dog or one (1) cat. Pet Agreement **no pet deposit.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Richmond: No more than two (2) pets may be kept in a Dwelling. Pet Agreement **no pet deposit.** **Guests and tenants are not permitted to have pets of any kind.**

Somerset: No more than two (2) pets may be kept in a Dwelling. Pet Agreement **no pet deposit.** **Guests and tenants are not permitted to have pets of any kind.**

Southampton I: Allows any owner to have one (1) dog or one (1) cat. Pet Agreement and **\$250.00 pet deposit.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Southampton II: Allows any owner to have one (1) dog or one (1) cat. Pet Agreement and **\$250.00 pet deposit.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Tremont I: Allows new purchasers to keep up to two (2) pets. Pet Agreement and **\$75.00 pet deposit for each dog, \$50.00 for each cat.** Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Tremont II: Allows new purchasers to keep up to two (2) pets. Pet Agreement and **\$75.00 pet deposit for each dog, \$50.00 for each cat.** Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. **No pet may exceed 35 pounds** at maturity. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Villeroy: Allows owner to have two (2) house pets at time of purchase, but only one (1) pet may be replaced. If owner has one (1) or no pet at the time of purchase, then the owner is entitled to have one (1) pet. Pet Agreement and **\$250.00 pet deposit required for each pet.** Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Worthington: Allows owner to keep up to two (2) pets. **No pet deposit.** Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.

Yorkshire: Allows owner to keep up to two (2) pets. Pet Agreement and **\$250.00 pet deposit for each pet.** Only one (1) pet may be replaced. If owner has only one (1) pet at time they take possession of the unit, they may not have more than one (1) pet in the unit. If owner has no pets at the time they take possession of the unit they may have only one (1) pet. Other house pets such as birds or fish are permitted as long as they are contained in a cage or aquarium and do not constitute a nuisance to any other unit owner.