

RULES REGARDING ANIMALS

1. No pets are allowed.
2. If an individual with a disability and a disability-related need for (i) an emotional support animal (using the definitions for “disability” and “emotional support animal” set forth in Wis. Stat. § 106.50) or (ii) an animal that is individually trained to do work or perform tasks in housing. The Board may request that the individual submit to the Board reliable documentation that the individual (i) has a disability (unless the disability is readily apparent) and (ii) has a disability-related need for the animal. In the case of establishing the disability-related need for an emotional support animal, the Board will require documentation from a Wisconsin-licensed health professional.
3. All animals must be kept either within an enclosure, the enclosed patio area, or on a leash being held by a person capable of controlling the animal. The enclosure must be so maintained that the animal cannot escape and shall be subject to the approval of the Board.

No doghouses or similar animal structures shall be permitted.
4. Animals should not be left unattended or confined in patio areas when the Unit Owner is not home. A Unit Owner shall be absolutely liable for barking or other noise that disturbs other residents. A Unit Owner shall also be liable for any damage or injury to person or Property caused by animals brought or kept on the Property by the Unit Owner, his or her family, guests, or tenants. Any animal that is left unattended on a regular basis may be found by the Board to be a nuisance subject to removal. Animals shall not at any time be left tied or chained in front of, or on the patio, balcony, behind a Unit, or anywhere else on the common grounds.
5. Each Unit Owner shall have the duty to clean up after any animal owned by the Unit Owner or the Unit Owner’s guests, tenants, or invitees after the animal has defecated or otherwise used any portion of the Common Elements and created a mess. If droppings or burn residue from urine are found to be concentrated around one particular unit, the Association will assume the damage to be done by that Unit Owner’s animal (or resident of that unit if he or she is a tenant). The Association will have the area around that unit cleaned and relandscaped as necessary. The Unit Owner will be expected to pay all charges plus appropriate fines. Sewers may not be used for disposal of feces or kitty litter.
6. All animals shall be registered and inoculated as required by law.
7. Animal owners are responsible for preventing any disturbing noises by their animals or any other interference with the rights, comforts, and conveniences of other residents.