

CAPITOL PLACES V CONDOMINIUM ASSOCIATION

Policy Title

Pets

Policy Number

3.0

Scope of Policy

1520 Main Street, Columbia, South Carolina 29201

1530 Main Street, Columbia, South Carolina 29201

Responsible Party

Capitol Places V Condominium Association Board of Directors

Final authority on this and any policy adopted by the Board rests with the CPV Master Deed.

Purpose

To promote aesthetic enjoyment and hygiene of common spaces and peaceable enjoyment of property.

Policy Statement

1. All resident owners are entitled to keep pets in accordance with Section 9.2 of the Master Deed.
2. Renters are not entitled to keep pets at any time, except that a renter who currently keeps pets in their unit as of the approval date of this policy may continue to keep that/those specific pet(s).
3. All pets must have a current City of Columbia license and must provide documentation of license to the Board of Directors upon request.
4. Pets must always be under the control of their owners. Dogs must be always on a leash. Egregious behavior such as running in the hallways, jumping on residents or visitors, excessive barking or whining is not permitted. Egregious behavior will result in a fine: first offense \$25, second offense \$75, third and subsequent offenses \$150. Complaints will be reported to the Board of Directors whose determination of the offense and penalty is final.
5. All urine or excrement on the property (internal or external) must be cleaned immediately by the pet owner. Failure to do so will result in a fine: first offense \$25, second offense \$75, third offense \$150. The fourth offense will result in an increase of \$100 per month on the resident's regime fee. If professional cleaning is necessary, the cleaning costs will be charged to the pet owner. Complaints will be reported to the Board of Directors whose determination of the offense and penalty is final.
6. The building common areas, the courtyard, and parking areas are not to be used as playgrounds or relief areas for pets.

History of Revisions

March 13, 2023

Clarification of Policy Implementation Date and Update to Fines