

*Westgate Condominium*  
*House Rule*  
*(Dog Policy effective February 1, 2020)*

No animal that is prohibited by law may reside in the building. Only those dogs that have been approved by the Board of Managers are allowed to reside in the building subject to the restrictions contained herein. No dogs **weighing in excess of forty (40) pounds are allowed to reside in the building**. No dogs of the following breeds (and no mixed-breed dogs substantially containing any of the following breeds) are allowed to reside in the building: American Pit bulls, Rottweilers, Akitas, Cane Corsos, Presa Canarios, Bull Mastiffs, Staffordshire Terriers, Dobermans, German Shepherds, Boxers, Malamutes, Huskies, Dalmatians, Chow Chows, Fila Brasileiros, and wolves or wolf hybrids. All dogs residing in the building as of February 1, 2020 are hereby “grandfathered in” and will be allowed to remain in the building, subject to compliance with the remaining provisions of this policy, including the registration provisions.

All dogs residing in the building **must be registered every 2 years with the Condominium’s managing agent**, which may charge the registering unit owner a fee of \$125 one-time fee registration. At the time of registration, the following proofs must be submitted for each dog on your insurance policy. A photograph of the dog; proof of licensure with The City of Yonkers; proof of your liability insurance that you have a dog. It must indicate covering claims for property damages or personal injuries caused by the dog; a letter or certification from a veterinarian certifying the dog’s age, weight, breed, that the dog is up to date on all vaccinations and that the dog’s temperament is not objectionable. Proof of licensure and certification of all vaccinations shall be resubmitted by each owner to the Condominium’s managing agent **every 2 years on May 15<sup>th</sup>**. Failure to resubmit these documents may result in a fine to the offending unit owner.

**No more than one (1) dog will be allowed to reside in any one Unit.** All dogs must be **leashed at all times** inside the building’s common areas and on sidewalks surrounding the building while within 25 feet of any building entrance. Dog owners must curb their dogs and properly dispose of waste material in accordance with applicable laws.

The Board of Managers reserves the right to seek to remove any dog that is aggressive, dangerous, or unruly, such as dogs that attack or bite humans or other animals, dogs that bark uncontrollably, jump, snap, growl, repeatedly relieve themselves inside the building or otherwise become a nuisance. The dog’s owner and/or responsible unit owner will be held liable for all property damages or other damages caused by their dogs, which amounts may be billed back to the responsible unit owner on their maintenance account.

Violations of this rule may be enforced against the responsible unit owner(s) as follows: for the first violation, a fine of \$100; for the second violation, a fine of \$250; and for the third violation, a fine of \$500.

Notwithstanding the foregoing, the Corporation’s reserves all of its rights and remedies against unit owner who violate this Dog Policy or other rules of the Corporation, and the Corporation may, at any time, irrespective of whether or not fines against a violating.

February 1, 2020. All unit owner and residents shall comply with the registration provisions of this policy within sixty (60) days of receipt of notice that this policy has been enacted. Prospective purchasers that own a dog must submit the registration materials required by this policy at the time of submission of their application to purchase the Unit.

**Dogs are not permitted for subletters or renters.**