

Richmond Hill Estates Condominium Association Amendments to the Rules & Regulations

IMPORTANT: These changes will become effective October 1, 2017.

Please add this form to your Richmond Hill Estates Condominium Association Documents.

21. Pets. Owners of animals shall be financially liable for damage caused by their animals. Pet owners must remain in compliance with all City of Madison statutes and ordinances regarding restrictions on the keeping of animals.

Except as the Association may otherwise permit, Unit Owners shall be allowed to keep up to:

- Two pets per unit (2cats or 2 dogs or 1 cat and 1 dog)
- Dogs will be subject to a weight limit of thirty (30) pounds per dog
- In addition to cats and dogs, small (non-exotic) animals that are kept in a cage or a tank are also permitted
- Animals shall be carried or kept on a restraint at all times when not in a unit
- Animals on a restraint must be kept under the control of the owner at all times
- Animals shall not be permitted to unreasonably disturb other Condominium residents
- Kennels shall be kept inside their respective owner's unit
- Animals shall not be left unattended in any portion of the Limited Common Elements or Common Elements
- Unit owners are responsible for the immediate cleanup of their animals, regardless of the circumstances

Unit Owners in violation of the Rules and Regulations shall be subject to fines issued by the Association. If additional measures are required, the Association may contact Municipal or County Animal Control authorities for enforcement.

23. Unit Rental. Rental of a unit at Richmond Hill Estates Condominium Association is permitted only with written approval from the board. All rentals are subject to the following...

- No more than 10% or eight (8) Units shall be rented at one time.
- Unit Owner shall not rent to more than one (1) tenant during any period of twelve (12) consecutive months.
- Rental periods must be for a term of at least six months but may not exceed twelve months.
- No Unit may be sublet by a Lessee and no lease shall be assigned.
- Unit Owner and Lessee(s) must agree to standard lease provided by the Association.

Additional Requirements...

- Lessee is subject to all Rules and Regulations of the Richmond Hill Estates Condominium Association.
- Unit Owner agrees to be liable for all acts of negligence or violation of the Rules & Regulations of Richmond Hill Estates Condominium Association by Lessee, member of Lessee's family, and Lessee's guests and invitees.
- Unit Owner remains liable for, and must stay current on, payment of Richmond Hill Estates Condominium Association dues.