

Le Havre Owners Corp.,
Dog Policy

Revised Edition Effective
January 1, 2015

Please note this revised dog policy does not affect those shareholders who already have a registered dog (or dogs) or their ability to replace one dog should their dog (or dogs) pass away.

The Board of Directors passed the following resolution at a meeting on December 15, 2014: The resolution states that purchasers entering into a contract to purchase a Le Havre apartment on or after January 1, 2015, will not be permitted to own a dog and will incur a fee of \$2,500 if they are found to be illegally harboring a dog.

The above resolution was amended at the Board of Directors meeting on January 29, 2015 to read as follows:

New Shareholders:

Anybody entering into contract to purchase an apartment at Le Havre after January 1, 2015, will not be permitted to own a dog. A fine of \$2,500 will be levied against the account of anyone found to be harboring an illegal dog and the dog must be removed from the apartment immediately upon notification from Management. A fine of \$250 per month will be added for each month thereafter that the dog remains in the apartment and legal action may be commenced.

Existing Shareholders:

A fine of \$2,500 will be levied against the account of any shareholder who purchased prior to January 2015 and are found to be illegally harboring a dog. These residents will have the right to register their dog with a registration fee of \$1,000. Failure to do so will result in a monthly fee of \$250 thereafter until the registration fee is paid and the registration process has been completed.

The House Rules of Le Havre Owner's Corp. shall be amended to include the following policy concerning the harboring of dogs at Le Havre. All prior policies concerning the harboring of dogs at Le Havre shall be deemed rescinded and of no further force or effect.

Prospective shareholders entering into contract after January 1, 2015, are not allowed to own a dog. The fine for harboring a dog after this date is \$2,500 and the dog will not be allowed to continue to reside in the apartment. There will be a fine of \$250 for every month thereafter that the illegal dog remains in the apartment.

All shareholders who purchased an apartment prior to January 1, 2015, that are found to be harboring an unregistered dog will receive a fine of \$2,500. If the dog is not registered after incurring the \$2,500 fine, an additional \$250 fine will be added for each month that the dog is not registered thereafter. Shareholder's who purchased prior to January 1, 2015, will be allowed to register one dog after paying both the \$2,500 fine and the \$1,000 registration fee.

There are no visiting dogs allowed. A \$250 fine will be levied against the account of anyone breaking this rule and the dog must be removed immediately upon notification from Management.

There is no dog sitting allowed. A \$250 fine will be levied against the account of anyone breaking this rule and the dog must be removed immediately upon notification from Management.

An annual dog fee of \$100 per apartment is charged each year to apartments owning a dog, or dogs, usually on the April maintenance bill.

BOARD'S RESERVATION OF RIGHTS:

Le Havre Owners Corporation has the right to prohibit any animal from being kept on the premises that is a disturbance or danger to the other occupants of the complex. The keeping of any dog shall be expressly permitted by Le Havre Owners Corporation; such permission shall be revocable by the Board of Directors.

NUMBER OF DOGS:

A maximum of two dogs are presently allowed per apartment but in accordance with the Dog Resolution dated March 1, 2012, residents who presently own two dogs will only be allowed to replace just one dog. Once a registration fee is paid for a dog, a shareholder is permitted a "replacement" dog (i.e. current registered dog no longer is owned by the shareholder) without incurring an additional registration fee. Only one replacement will be allowed going forward (even if an apartment currently has two dogs).

No new registrations will be issued for Dobermans, Rottweiler's, Pit Bulls or Cane Corso's (whether pure breeds or mixed breeds where one or more of the listed breeds predominates). **INSURANCE:** Residents who are permitted by Le Havre Management to own a dog(s) will be required to carry liability insurance covering personal injury and property damage, proof of which is required at the time of registration.

RULES AND RESTRICTIONS:

All dogs must be kept on leashes and under the direct control and supervision of their owner at all times while not inside their apartments. It is a violation to leave a dog unattended on the grounds, patios, walkway, or underneath the buildings. Any dog seen running loose or left tied up should be reported to management, and fines will be assessed against the unit owner.

3.

Dogs are not permitted in the areas of the tennis courts, pools or playgrounds.

Dogs must not be walked or allowed to defecate or urinate on the lawns, walkways or common areas of Le Havre. Should the dog accidentally relieve itself in a public area of the building or common properties, it is the pet owner's responsibility to immediately pick up/clean up the excrement left by their pet.

Anybody subletting an apartment is not allowed to own a dog.

SHAREHOLDER LIABILITY:

Dog Owners are responsible for any property damage or injury that their pet may cause or inflict anywhere within Le Havre Owners Corporation. The shareholder expressly agrees to hold Le Havre harmless and indemnify Le Havre in the event there is any loss and/or damage resulting from the harboring of a dog at Le Havre.

COSTS & FEES:

Shareholders who violate one or more of the dog provisions will be subject to one of the following actions:

- Legal action including forced removal of the pet
- Termination of the Proprietary Lease
- Administrative fees as per the schedule listed below
- Any and all remedies in the proprietary lease, including, but not limited to the imposition of legal fees. All fees, costs and expenses necessary to enforce this resolution will be levied against the shareholder and shall be deemed additional rent pursuant to the shareholder's proprietary lease and subject to all lien and collection powers of Le Havre Owners Corporation. The Board reserves all rights to enforce these rules under the terms and conditions of the Proprietary Lease and the Board's remedies shall be deemed cumulative.

Administrative Fee Schedule

1st Violation	\$250
2 nd Violation	\$500
3 or more Violations	\$1,000

**(HARBORING AN UNREGISTERED DOG IS A VIOLATION OF LE HAVRE OWNERS
CORP. DOG POLICY**
