

**Saddle Ridge, A Condominium
Pet Rules
Revised, November 2014**

WHEREAS, Article III, Section 6(f), Article VI, Section 1(g) and Article VI, Section 2 of the Bylaws of Saddle Ridge, A Condominium ("Condominium") and Section 11-109(d)(2) and Section 11-111 of the Maryland Condominium Act authorize the Condominium Board of Directors to adopt reasonable rules and regulations governing the use and enjoyment of the Condominium; and

WHEREAS, the Condominium's Board of Directors has determined that it is in the best interest of the Condominium to adopt rules generally regulating the keeping of pets by unit owners, tenants and other residents;

NOW, THEREFORE, the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for unit owners to comment on the proposed rules, pursuant to Section 11-111 of the Maryland Condominium Act and Article III, Section 1(f) of the Condominium Bylaws, hereby adopts the Pet Rules set forth below:

1. Any dangerous animal is not allowed in any portion of the Condominium and is hereby deemed to constitute a "nuisance". As provided by the Montgomery County Code, Section 5-202, an animal is deemed to be dangerous if it has, without provocation, killed or inflicted severe injury on a person; if it poses a physical threat to humans because of specific training or demonstrated behavior; or is poisonous.

2. A unit owner, tenant, or resident who owns any animal shall be liable for any injury or damage caused by the animal and shall indemnify, defend, and hold harmless the Condominium and its officers, directors and agents, and all other unit owners, for any injury or damage caused.

3. A unit owner, tenant or resident must abide by all State and County animal control laws and rules, including but not limited to keeping pets on a leash while outside of the unit, picking up after pet waste, and keeping pets in a safe and sanitary condition.


4. Service animals may be kept in accordance with federal, state and local fair housing law.

5. A unit owner, tenant or resident who keeps a dog in a unit must register the animal with Montgomery County, MD and must present evidence of such registration upon demand by the Condominium.

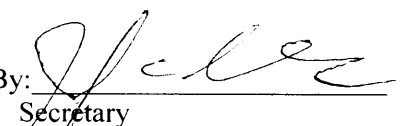
The undersigned officers of the Condominium hereby certify that the foregoing Pet Rules were approved by the Board of Directors at a duly convened meeting on the 12th day of November 2014.

ATTEST:

Saddle Ridge, A Condominium

By: 
President

SHANNON DOMINICK

By: 
Secretary

Jeff Hyles