



STONES THROW CONDOMINIUM ASSOCIATION

PET BYLAWS & DNA POLICY RESOLUTION

Rules and Regulations Regarding Pets/ Animals

WHEREAS, Article VIII, of the Bylaws states that in order to assure the peaceful and orderly use and enjoyment of the building and common elements of said condominium, the Board of Directors of STONES THROW CONDOMINIUM ASSOCIATION (STCA) may from time to time adopt such reasonable rules and regulations to be call House Rules, governing the conduct of persons on the condominium property as a majority of the Directors may deem necessary.

WHEREAS Section 26 E of the bylaws state that pets/animals shall be kept or maintained in or about the condominium units only if the unit owner is granted a conditional license by the Board.

WHEREAS Section 26 E, part 1 of the bylaws state that the Board of Directors may grant a conditional license to maintain a pet and that upon its **sole** determination can revoke or terminate the above conditional license if a pet is either vicious or is annoying other unit owners or occupants, or is otherwise a nuisance.

WHEREAS Section 26 E, part 1 the bylaws ONLY permit homeowners (on the deed) to be granted a conditional license for the maintenance of a pet in a unit. Guests, tenants and visitors of a unit owner shall not be permitted to bring any pets.

WHEREAS for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish additional regulations for the keeping of pets at the condominium;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be amended and adopted by the Board:

1: GENERAL PET GUIDELINES

As used in the regulation: "Residents" applies to the owner of any unit located in Stones Throw, the residents family, occasional tenants, employees, agents, visitors or guests.

A. Pet /Animal Categories. Pets/Animals shall be categorized as follows:

1. Ordinary Domestic Pets/Animals shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium, including small size pet reptiles. All Ordinary Domestic Pets are permitted, subject to the guidelines in this Resolution. **Dogs**
2. Unusual Animals shall include, without limitation, those animals not generally maintained as pets including any anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, insects, birds other than domesticated birds, and other creatures other than those listed in Subsection 1 above, or not maintained in a terrarium or aquarium. Unusual Animals are prohibited.

3. Dog privileges are only extended to homeowners, as per the bylaws. Tenants/renters/guests/visitors/relatives are not permitted to have pets
- B. **Number of Pets/Animals.** Only two pets/Animals, each weighing thirty (30) pounds or less at full growth, shall be permitted per unit. **Your dog/pet must weigh 30lb or less when fully grown.** The only exception to this rule may be made in the case of service animals upon approval of the Board of Directors, Section 26 E1. **Absolutely NO other exceptions to the 30-lb. weight limit per pet will be considered.** A homeowner shall be fined \$20.00 per day per for up to 30 days, if that animal that is known to exceed this requirement. This fine/amount shall bear the same weight as a special assessment for collection purposes.
 - C. No aggressive or loud breeds of dog are allowed including, but not limited to, Pit Bulls, Rottweilers, Dobermans, Mastiffs, Chows, or German Shepherds. The board is empowered to adopt additional rules and to prohibit anyone from keeping a breed of dog the board considers to be a vicious or dangerous breed of dog.
 - D. Evidence of compliance with all licensing requirements under applicable law, including appropriate veterinary certificates with respect to vaccinations and registration with the City and County of Huntsville. You want to require that pets/animals are in compliance with all applicable governmental laws, ordinances, rules, and regulations. The pet should be kept in a clean and free of fleas or other pests. The Board can at any time request a copy of the veterinary report verifying compliance with the law that all shots/immunizations are current. Failure to present the requested information shall be assessed at fifty (50) dollars per month, until such documents are provided.
 - E. Any Pet Owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each unit owner and the Managing Agent free and harmless from any loss, claim or liability of any kind of character whatever arising by any reason of keeping or maintaining such pet within the Condominium.

II. REQUIREMENTS AND RESTRICTIONS

- A. All pets/animals which live within the Condo Unit MUST be registered with the Board of STCA with a one pet registration /DNA analysis fee of one hundred dollars (\$100.00) for each pet/animal. This amount may vary from time to time as necessary. This fee is due and payable on or at the time of closing of the property or prior to the homeowner occupying the premises. This onetime fee will be not be pro-rated, and must be paid in full before or the time of occupancy and no later than five (5) days of moving into the Association.
 Owners that do not register their pets/animal prior to five (5) days of moving into the unit, are subject to an additional fifty dollars (\$50.00), per animal, late analysis fee. Lack of registering your pet, more than 15 days will be treated as an initial violation as noted in Section II-line Q and be fine every 30 days thereafter as shown in the increments in that paragraph.
 The pet registration form is available through the Board or can be obtained online via the "Stones Throw Condominium Association" website at www.stonethrow.org or by calling the association number and leaving a detailed message requesting one. The completed pet registration form, statement from the owner's veterinarian as noted below in (B), and the one hundred dollars (\$100.00) per pet/animal registration / DNA analysis fee should be dropped off in the Association Mail (Burgundy) box for processing within three (3) days of receipt of the document. A homeowner can opt to pay for the testing with their dues.

- III. Pet registration requirements include a statement from the pet owner's veterinarian indicating the pet's weight at full growth, proof of rabies vaccination, a "PooPrints" DNA cheek swab and Huntsville City Tag Number (dogs only). DNA samples will be maintained in the BioPet Vet Lab World Pet Registry (WPR), Knoxville, Tennessee and available from the Association Board. The Pet DNA will be used solely to compare and identify the source of unpicked up animal feces with a dog in the community. Each resident registered with PooPrints receives receive a certificate illustrating their dog's unique genetic markers. This is not to be confused with a breed result. PooPrints is not a breed test, nor is any breed or physical characteristic identified with PooPrints' DNA service. The certificate that a resident receives simply shows that dog's unique genetic markers, but no breed information.
- C. Absolutely NO visiting pets will be allowed. Homeowners or guests or renters CANNOT baby sit pets, for family or friends, in the association. In addition, no housing of rescue animal is allowed. Such violation will be assessed a fine equivalent to an initial noncompliance as noted in section Q.



- D. Pets shall not be permitted in public restrooms under any circumstances. Pets must NOT be curbed/tied near the building, walkways, shrubbery, pool area, garden, plant area, or other public spaces. When in common areas pets must be leashed, carried or caged.
- E. Pets shall not be permitted in the Clubhouse i.e. the area of the building including but not limited to the restrooms, except for service animals unless if the specific assistance animal in question poses a direct threat to the health and safety of others. Service Animals as per Federal Law under Section 504 of the Rehabilitation Act as auxiliary aids specially trained and utilized by individuals with physical disability and those with vision and hearing impairments. Companion animals are classified under the Americans With Disabilities Act, and will be treated as service animals. As per Federal Law, the homeowner requesting a waiver or **someone else behal** for the service animal, is required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability.
- F. Due to health regulations, **PETS ARE FORBIDDEN** in or around the pool area.
- G. Pets can be walked around the outer perimeter of the buildings and within the fence line of the association. Walking pets in the in the pool area is strictly prohibited. Pet defecating in the common area, and not collected, are subject to assessment of a fine as stated in (H & Q) below
- H. Pet owners are responsible for the immediate removal and proper disposal of animal waste from pet walk areas as well as on all areas of the property, including the premises, for sanitary purposes and in line with the Huntsville City provisions.
- I. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- J. All pet owners are required to maintain an acceptable noise level in regard to their pet(s) so as not to disturb other residents.
- K. Pets/Animal shall not be left unattended outside the unit, including limited common element balconies and patios.
- L. No pet may be leashed to any stationary object on the Common Element or balcony.
- M. Pets/Animals shall not be tied to anything outside or left unattended on the balcony/patio at any time.
- N. Pet owners shall not feed pets other than their own, unless permission has been obtained from the pet owner.
- O. No pet/Animal owner shall inflict or cause cruelty in connection with any pet.
- P. Commercial breeding of pets or animals within the Condominium is prohibited.
- Q. Any reported incident of non-compliance or DNA evidence leading to a violation of the rules and regulations stated in this resolution will result in a one hundred & fifty dollars (\$150.00) fine for any first-time offense; second time offenders will be charged two hundred and fifty dollars (\$250.00); and third time offenders will be charged four hundred dollars (\$400) and the loss of pet privileges as per the bylaws.
- R. Failure to pay fines will be place your Association account in delinquency status and will be treated in accordance to the Association Delinquency Policy. The Delinquency Policy can be found on the Association website, www.stonesthrow.org

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets/Animals running at large.
- B. Pets/Animals damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Elements unless immediately remedied.



- C. **Pets/Animals** causing unsanitary, dangerous, or offensive conditions;
- D. **Pets/Animals** making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the property. Noise from a constantly barking dog should be reported to management for follow-up and action.
- E. Causing or allowing any **pet/animals** to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way, including scaring other residents. Vicious animals are strictly prohibited.
- F. Using a vehicle as a kennel or cage.
- G. Such other behavior as the Board determines creates a nuisance.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any owner concerned with a **animal/pet**-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the **pet/Animals** owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the association in writing or via the website contact page. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, identification of the owner of the pet, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. The Association Board will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Board of Directors or Covenants Committee, which may initiate enforcement action in accordance with the provisions hereof. The Association may take legal action to have the offending pet removed upon ten (10) days written notice from the Board of Directors, without convening a hearing or complying with the due process procedures that may be promulgated by the Board of Directors. Such written notice will also allow the owner to apply for a hearing regarding the alleged violation prior to removal of the pet from the property.
- D. Suspected stray pets should be reported to the Huntsville City Animal Control (for possible identification) prior to contacting the Association Board. If you notice a pet off a leash, lack on non-cleaning by an owner or any other violation, please call **ANIMAL CONTROL** at **256-883-3788** and give a description of the animal, and if possible, the Condo number. This information will be logged into a database and will show a pattern of violations. All calls are anonymous
- E. All bites, attacks by **pets/Animals** , or diseased animals should be reported to both Huntsville City Animal Control and to the Association Board.
- F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.
- G. In the event of emergency (such as, but not limited to, threat posed to the life or health of a person, other pet, or property) only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Association.
- H. Notice to one owner will assume that notice has been provided to all owners. All occupants (homeowners) in a unit will be jointly and severally liable for any violations.
- I. Should there be a conflict between the Pet rules and the bylaws, the Association bylaws prevails and the Board reserves the right to make corrections.



For Official Use only

DN #
DN #

EXHIBIT A

STONES THROW CONDOMINIUM
Pet & DNA/Animal Registration Form

Unit/Condo Number : _____ Resident Name: _____

Do you own or rent : _____ Owner _____ Renter

Cellular Phone #: _____ Work Phone #: _____

Emergency Contact Name _____ Emergency Contact # _____

Vet Name _____ Vet # _____

Email Address: _____

Pet /Animal #1

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DN #

Type of Pet/ Animal (dog, cat) _____ Pet/Animal Name _____

Breed _____ Gender _____

Color or Marking: _____ Weight at full growth _____

Huntsville City Tag Number (dogs only): _____

Other _____

Pet/ Animal # 2

For Official Use only
DN #

Type of Pet/ Animal (dog, cat) _____ Pet/ Animal Name _____

Breed _____ Gender _____

Color or Marking: _____ Weight at full growth _____

Huntsville City Tag Number (dogs only): _____

Other _____

If you do not have a PET/ANIMAL place N/A on the pet form, fill in your information and return signed acknowledging receipt of this letter and the PET rules and requirements.

In accordance with applicable laws, this HOA will request documentation to verify an animal qualifies as a service animal.

Important Notice: Intentionally misrepresenting an animal as a service animal is illegal and punishable by law.



For Official Use only

DN #

DN #

I hereby certify my understanding and willingness to comply with the provisions of the "Stones Throw Condominium Association" Pet Bylaws and Pet DNA resolution" and all applicable City Ordinances.

I _____ of Unit ___ ___ ___ understand and agree that in admitting my pet(s)/animals to STONES THROW CONDOMINIUM ASSOCIATION (STCA) that the Board have relied on my representation that my pet(s) is/are in good health and has not harmed or shown aggressive or threatening behavior towards any person or animal. I am responsible for informing the Board of any changes with pet/ animal that may affect the health and wellbeing of the pet.

I further understand that I am responsible for any harm caused by my pet(s) while he/she is boarding and STONES THROW CONDOMINIUM ASSOCIATION (STCA) assumes no liability for loss or damage from disease, sickness, death, running away, theft, fire, injury to persons, other pets or property by Owner's pet(s)/A or other unavoidable causes, when diligence and care having been exercised.

I hereby release STONES THROW CONDOMINIUM ASSOCIATION (STCA) of any liability and I further agree to indemnify and save them harmless against any and all claims arising from my pet's attendance and participation at STONES THROW CONDOMINIUM ASSOCIATION (STCA), including but not limited to, loss or damage resulting from or caused by disease, running away, theft, fire, participation in group activities, or other animals or people or (ii) loss or damage to persons or property caused or alleged to be caused by my pet. In addition, I agree to indemnify and hold harmless STONES THROW CONDOMINIUM ASSOCIATION (STCA) and its employees, agents and representatives from any and all claims resulting from any action by my pet and agree to pay and indemnify STONES THROW CONDOMINIUM ASSOCIATION (STCA) for all costs, attorney fees, expenses and liabilities in connection therewith.

Signature

Date

Signature

Date

Preferred collection DNA Date:

Date	Time

Amount Enclosed for collection \$ 100 per Dog/Pet.

Animal 1/	Pet 1	\$ 100
Animal 2/	Pet 2	\$ 100
	TOTAL	

Billed to your account on payhoa

Online form will also be required for record purposed - see payhoa website under requests" and select the DNA registration form

Total to be paid at time of or before collection:	\$
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“STONESTHROW CONDOMINIUMS ASSOCIATION”
PET BYLAWS & PET/ANIMAL DNA POLICY
RESOLUTION RESOLUTIONS ACTION RECORD

Duly adopted at a meeting of the Board of Directors of the Stones throw Condominium, held 25th Day of November 2018

ATTEST:

President

Date

Resolution Effective, 10th April 2019

Updated : Aug 2024

Disclaimer : For the purposes of this document, the term 'pets' encompasses all animals, including but not limited to service animals, emotional support animals, and other animals as permitted by applicable laws and regulations. This definition does not intend to limit or infringe upon rights granted under federal, state, or local laws regarding the use, care, or accommodation of animals. Any references to restrictions, requirements, or rules concerning pets must be interpreted to align with applicable legal standards and protections. The entity reserves the right to request appropriate documentation when necessary, in accordance with applicable law.

Important Notice: Intentionally misrepresenting an animal as a service animal is illegal and punishable by law.

