

RESOLUTION M50-21-XX
Pet Rules for The Towers

WHEREAS, Laguna Woods Mutual No. Fifty (“The Towers” or “Mutual No. Fifty”) has an existing Pet Policy regarding pets permitted in The Towers; and

WHEREAS, the current pet policy does not include language regarding dogs that pose a danger to others and/or constitute a nuisance to others; and

WHEREAS, the current pet policy does not include language regarding animals that serve as “comfort,” “emotional support,” “therapy” animals, and/or “service animals”;

NOW THEREFORE BE IT RESOLVED, August 19, 2021, that the Board of Directors of the Mutual (“Board”) hereby approves the following Pet Rules for The Towers:

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have an annual permit issued by the Mutual for up to two pets. Each pet must weigh 25 pounds or less.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have those pets licensed as required under state and/or local law or regulations, with inoculation records, and spayed or neutered.

Residents must provide a copy of the license, a veterinarian’s certificate verifying inoculations and spaying or neutering to the Administration Office with their permit applications. License and current inoculation records must be provided to the Administration Office annually, with the exception of cats that do not leave the unit.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must have an identity collar (or tag) on the animal any time the animal is in common area, identifying the owner, unit, and the pet’s name.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets must submit a current Certificate of Insurance with their permit application, which provides homeowner’s insurance coverage for any damage done by the pet to persons or Mutual property with a minimum coverage of \$300,000 per occurrence.

Mutual No. Fifty will not tolerate pets known to be aggressive, have a propensity to bite, and/or pose a nuisance to other residents.

This policy applies to all residents of Mutual No. Fifty who keep up to two pets.

All residents of Mutual No. Fifty who keep dogs, cats, or other household pets are required to appoint a pet guardian who will be responsible for the care of the pet in case of an emergency or when the owner is not available, at the time of permit application.

Pet Rules

The ability of a resident to keep a pet is, as set forth above, subject to the following rules, which are founded on health and safety considerations of all Mutual residents, visitors and guests. Any resident who believes s/he is entitled to an exception of any of these rules as a reasonable accommodation of a disability may submit a request for a reasonable accommodation to the Mutual.

Each request will be considered on a case-by-case basis. Those requesting an accommodation may be asked for documentation of the need for the accommodation from a health care provider. This includes anyone with language regarding animals that serve as “comfort,” “emotional support,” “therapy” animals, and/or “service animals”.

1. Any pet within the common area inside and/or outside The Towers must be restrained by a leash not to exceed six (6) feet and in charge of a person competent and physically able to restrain and control the pet.
2. Pet owners, when leaving their residence with their pet, are to proceed to the elevator and exit the building by the nearest exit door.
3. Pet owners shall not allow their pets to obstruct or interfere with the rights of other residents, guests or visitors, or annoy them by unreasonable noises at any time.
4. Pet owners are NOT to bring their pets into any of the central common areas including the dining rooms, lounges, front desk and mailbox areas. This rule is for the safety of all residents in order to prevent trip hazards.
5. No pet shall be permitted to urinate or defecate within the common area except within the grass areas north of Tower I and west of Tower II. Fecal waste shall be removed forthwith and placed in a sealed double plastic bag by the owner or person in charge of the pet before placing it in the trash chute.
6. Small dogs may be carried while in the elevators to avoid leash tangles or accidents with the automatic doors.

7. Pets must be kept free of fleas at all times.
8. The Mutual's staff is not responsible for the cleanup or disposal of pet refuse.
9. During housekeeping services, pets must be contained or out of the manor.
10. Pet litter and/or waste is never to be disposed of in toilets.
11. If the Mutual receives information that a pet has bitten a person, the Mutual reserves the right to initiate proceedings against the pet owner which may include requesting that the pet be removed from the property. If the parties agree that removal is not necessary, the pet will be required to wear a muzzle at all times while outside of the resident's manor. Additionally, a resident with a pet that has been documented by Security to have bitten someone at The Towers will be required to increase their homeowner's insurance coverage for any damage done by the pet to persons or Mutual property to \$1,000,000.
12. Visitors with pets must comply with all rules pertaining to pets in Common Area.
13. In case of an emergency, Staff will contact the pet guardian on file when the owner is not available. If Staff is unable to reach the pet guardian within 24 hours, Staff will contact the local animal shelter to care for the pet.
14. Pet owners must comply with all pet-related requirements of Laguna Woods Mutual No. Fifty and the City of Laguna Woods, including a \$35 annual fee.
15. Any resident found to be violating these rules will be brought forward to the Board for disciplinary action pursuant to state law and the Mutual's Governing Documents. The Board may take authorized disciplinary action (with proper notice and hearing where required) including, but not limited to: (1) a fine; (2) payment of the Mutual's attorney fees incurred in enforcing the pet regulations; (3) removal of the pet; and/or (4) termination of the occupancy of the resident in Mutual Fifty.

RESOLVED FURTHER, that Resolution M50-18-79 dated September 20, 2018, is hereby superseded and canceled; and

RESOLVED FURTHER, that the officers and agents of the Mutual on behalf of the Mutual are hereby authorized to carry out the purpose of this resolution.

This resolution has satisfied the required 28-day comment period per the Davis-Sterling Common Interest Development Act.

These rules are to be effective August 19, 2021.