

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

MEMORANDUM -

TO: _____

Wimbledon Court
West Seneca, NY 14224

FROM: James Andruschat

DATE: _____, 20____

RE: Cat Registration Form and Information

Per your request, enclosed please find:

- Memo dated April 26, 2011 regarding Wimbledon Village Pet Rule
- Two copies of the Regulations for Permission to House Indoor Cats
- Registration and Request for Approval to House Indoor Cats

Please read the information carefully as it contains instructions and information about the application and registration process.

Please return:

- One signed copy of the Regulations for Permission to House Indoor Cats (2 pages)
- The completed Registration form and the required information.

Keep one copy of the Regulations for Permission to House Indoor Cats for your records.

After the Board has reviewed your request, you will be notified of the decision.

If you have any questions, please do not hesitate to call me at 688-4757.

/b
Enclosures
cc: Board

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

TO: All Unit Owners
FROM: Board of Directors
DATE: April 26, 2011
SUBJECT: Wimbledon Village Pet Rule

As you know, the Board of Directors recently conducted a survey of Unit Owners concerning the possible granting of permission to house up to two "indoor only" cats, subject to registration requirements and strict regulation. 102 Unit Owners (of 147) responded to the survey, an excellent response rate of 70%. The results broke down as follows: 70 having no objections to the proposed policy, and 32 against it. In other words, of the almost ¾ of all Unit Owners in the village who offered an opinion, the proposed policy was favored by more than a two to one ratio.

Therefore, the Board has voted to allow individual Owners to apply for such permission.

To receive permission to house indoor cats, the Unit Owner would first be required to

- (1) register the cat(s) with the Board and Property Manager;
- (2) agree to abide by all rules and regulations set forth;
- (3) agree to pay any fines levied for violations thereof; and
- (4) agree to remove the cat(s) for chronic rules violations or if they are deemed a nuisance to any other Unit Owner or to the Association.

Any Unit Owner currently housing cat(s) is encouraged to complete the application, provide the required documentation and request official Board permission for the cat(s). By doing so, the Unit Owner will not be subject to any penalties.

However, henceforth the No Pets policy for any non-approved cats and all other pets will be strictly enforced.

Enclosed with this mailing is a copy of the Regulations for Permission to House Indoor Cats. Owners who wish to apply for such permission should carefully review all the provisions of the document. Any questions may be directed to the Managing Agent or to the Board.

The new policy is now in place. Unit Owners currently housing unregistered cats will have 60 days (until June 26, 2011) to submit an application for permission to keep their cats. After this 60 day grace period has expired, any illegal or unregistered cat, upon being reported or discovered, will incur an immediate fine of \$100.00 charged to the Unit Owner.

As Unit Owners, we are all responsible to follow the rules, regulations and policies of Wimbledon Village HOA. The Board encourages all Owners to monitor the situation and work together with the Board and Managing Agent to ensure that the policy works - as intended - to the benefit of all Owners and Residents of our community.

Attached is the Wimbledon Village Homeowners Association Regulations for Permission to House Indoor Cats. Please read it carefully.

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

REGULATIONS FOR PERMISSION TO HOUSE INDOOR CATS

April 26, 2011

A. Limitations

No Unit Owner is permitted to house cats without the formal written approval of the Board of Directors as outlined in these regulations. A Unit Owner may apply to the Board for permission to house one or two cats only. [For purposes of this document, the terms "cat" and "cats", meaning two, are interchangeable.] The granting of such approval will be entirely at the discretion of the Board and will be extended solely on a case by case basis. Nothing in these regulations shall be interpreted as extending blanket permission to all owners to house cats or any other pets. Aside from any individual permissions the Board may extend pursuant to these regulations, Wimbledon Village remains officially "no pets".

B. Screening/Registration

1. Unit Owners must complete and submit a Cat Application/Registration Form. A current photograph of the cat and a veterinarian's documentation of spaying/neutering must be attached. Application forms may be requested from the Managing Agent. Where permission is granted, the owner must sign a copy of these rules and restrictions indicating his/her agreement with them. The Board reserves the right to revoke any permission it grants should the owner fail to fully abide by the rules and restrictions set forth.
2. Unit Owners currently housing cats will have 60 days from the publication date of these regulations to submit application for permission to keep their cats. After this 60 day grace period has expired, any illegal or unregistered cat upon being reported or discovered will incur an immediate fine of \$100.00.

It is hoped this substantial fine will encourage owners to promptly submit application for any currently owned cats rather than attempt to hide them and risk incurring the penalty.

Owners of an unregistered cat who choose not to submit a late application with the penalty fine must remove the cat from the premises within 30 days of discovery. After that, the Unit Owner will be assessed a \$25.00 per day fine for each additional day the illegal cat is on the premises. It is the Unit Owner's responsibility to make arrangements with the Board to confirm that the cat(s) have been removed from the premises.

3. Unit Owners who are planning to newly acquire cats should inform the Managing Agent of their intent and the approximate date the cats will assume residence. The application documents will then be provided to the Unit Owner, who will then be required to return the application and required documentation within 30 days of obtaining the cat(s).
4. When a registered cat dies or is permanently removed from the premises, Unit Owners must inform the Board/Managing Agent that they no longer have the cat.
5. Prospective new Owners who wish to bring cats with them must also follow these application procedures. They should initiate the application process by contacting the Managing Agent at least 30 days in advance of their anticipated date of residence. A copy of these regulations will be included with any documents normally requested of the Association by prospective owners, their realtors, or their attorneys. The Wimbledon Village Homeowners Association and Board of Directors will not be responsible for the failure of realtors, attorneys, or mortgage lenders to provide their clients with these regulations or with any other necessary documentation pertaining to the rules and regulations of Wimbledon Townhouse Village.

I have read the Wimbledon Village Pet Rules and understand them and agree to all the Rules.

Name _____ Date _____ Unit Number _____

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**WIMBLEDON VILLAGE HOMEOWNERS ASSOCIATION
REGULATIONS FOR PERMISSION TO HOUSE INDOOR CATS**
April 26, 2011

C. Rules and Restrictions

1. Cats shall not be kept, bred, or used for any commercial purpose. All cats must be spayed or neutered by six months of age unless the procedure is documented as medically unsafe by a veterinarian.
2. **Cats must be confined to the pet Owner's Unit at all times** and must not be allowed to roam free or be tethered outside the Unit. Cats must not be left unattended on patios, or within rear yards, or within garages. Cats in transit should be placed in an animal carrier, or failing that restrained by a leash, or carried.
3. Unit Owners housing cats are responsible for any damage caused by their cats, within or outside of their Units. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the Unit Owner.
4. Unit Owners housing cats must keep litter boxes clean to avoid pet odors spreading to adjacent units. Litter boxes are not permitted outdoors in the rear patio/yard area or in the garage. Cat litter may not be disposed of in toilets. It should be included in the owner's trash.
5. No cat shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
 - Cats whose unruly behavior causes personal injury or property damage.
 - Cats that make noise continuously and/or incessantly for a period of 30 minutes, or intermittently for one hour or more, to the disturbance of any person at any time of day or night.
 - Cats that relieve themselves out of doors.
 - Cats who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - Cats that are conspicuously unclean or parasite infested, or spread such infestation (e.g. fleas) to an adjacent unit.
 - Cats which cause a documented allergic reaction to any resident of an adjacent unit.
6. Unit Owners housing cats shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their cats.

D. Enforcement

- Any resident or managing agent personnel observing an infraction of any of these rules shall at their discretion attempt to discuss the infraction in a neighborly fashion with the cat owner in an effort to secure voluntary compliance.
- If the complaint cannot be discussed or is not resolved, it must be put in writing, signed, and mailed or emailed to the Managing Agent, or presented to the Board of Directors.
- If the Board is in agreement with such complaint, the cat owner will receive written notice of the violation.
- After ten days, failure to correct the violation to the Board's satisfaction may result in fines of \$25.00 per day being assessed to the Owner's Unit until the violation is corrected.
- If the problem remains unresolved after 30 additional days, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.)
- The Board of Directors may require the permanent removal of any cat, if such cat is determined by the Board to be a nuisance or a danger to the townhouse community and its residents. If so determined, the owner will have ten days to remove the cat from the premises.

I have read the Wimbledon Village Pet Rules and understand them and agree to all the Rules.

Name _____ Date _____ Unit Number _____.

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Property Manager: Andruschat Real Estate, P.O. Box 448, Getzville, N.Y. 14068 716-688-4757 - info@andruschat.com

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

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REGULATIONS FOR PERMISSION TO HOUSE INDOOR CATS
April 26, 2011

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WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

REGISTRATION AND REQUEST FOR APPROVAL TO HOUSE INDOOR CATS

DATE: _____

UNIT

OWNER: _____

ADDRESS: _____

TELEPHONE: _____

DESCRIPTION OF CATS:

1. Age: _____ Weight: _____
Color: _____ Sex: _____

2. Age: _____ Weight: _____
Color: _____ Sex: _____

FOR THE HOMEOWNER:

The following items must be enclosed with this Registration and Request Form:

- Current photograph of the cat.
- Veterinarian's documentation of spaying/neutering.
- Signed copy of the Regulations for Permission to House Indoor Cats, indicating that you agree to fully abide by the rules and restrictions set forth.

Please retain a copy for your records and send this Registration and all supporting paperwork to:

WIMBLEDON VILLAGE HOMEOWNERS ASSOCIATION, INC.
c/o Andruschat Real Estate Services, Inc.
P.O. Box 448
Getzville, NY 14068-0448

This Registration will be forwarded to the Board of Directors for review at the next monthly Board Meeting. The normal process takes approximately 30-45 days

Applications must be received in the offices of Andruschat Real Estate by the 25th of the month in order to be reviewed at the next upcoming Board of Directors Meeting. REGISTRATION FORMS RECEIVED AFTER THE 25TH MAY BE HELD UNTIL THE FOLLOWING MONTH.

Signature of Homeowner

Date