Cromwell Park at Salem Condominium Association

May 29, 2018

To: All Cromwell Park Owners and Tenants

Re: Cromwell Park at Salem Animal Control Rules
And Comprehensive Rules Review

Dear Cromwell Park Homeowners and Residents,

The Cromwell Park at Salem board of directors is initiating a comprehensive review of the Association Rules and Regulations. All homeowners are invited to submit to Community First Management suggestions for additions or changes to the Association rules. Please submit the specific language you would suggest be entered into the rules.

Our management company and Association attorney have advised that with summer coming it is important that rules regarding animals be clarified as soon as possible. Attached is the revised Rule 30 to the Cromwell Park at Salem Rules and Regulations drafted in cooperation with Community First Management and our Association attorney with input from a number of homeowners. This rule will become effective July 1, 2018.

Thank you for your cooperation and compliance.

Board of Directors
Cromwell Park at Salem Condominium Association, Inc.

Enclosures: Revised Pet Rule
Map

C/O Community First Management
3061 Brickhouse Court, Suite 109 Virginia Beach, VA 23452
Office- 757-333-7675 *Fax* 757-333-6872

RULES AND REGULATIONS OF CROMWELL PARK AT SALEM, A CONDOMINIUM

ANIMALS

30. No animals will be permitted on the Association premises (including visiting within the complex) or in the Units except those previously approved by the Board of Directors, and subject to the following conditions:

(a) Only one domesticated animal weighing less than 30 pounds will be permitted unless **prior** written approval to have additional animals is given by the Board of Directors. Approval for any animal may be withdrawn and the animal to be removed from the community for good cause as determined by the Board of Directors upon thirty (30) days' notice to the Unit Owner.

(b) Owners must maintain a license and up to date vaccination for any animal as may be required by law. The required Association animal form must be completed once for an animal - no annual form is required for that same animal after approval by the Board of Directors.

(c) Any Unit Owner (or guest with a visiting animal) who fails to observe any of these rules relating to animals shall be subject to the powers of the Association to assess fees, charges and/or termination of privileges, including, but not limited to, the privilege to keep an animal in the complex. We know that animals are an important element of the families who own them. However, at no time does the animal nor the animal owner have the right to prohibit other residents from the peaceful enjoyment of their property and the common elements of the Association.

(d) All animals shall be kept on a leash or secured in an animal carrier when taken to and from any building and shall not be allowed to run loose **anywhere** on the Association property. No animal shall be left alone on any deck, patio or enclosure other than within the Unit itself.

(e) All animals must be physically under control at all times so that they do not become a nuisance to any Unit Owners, residents, guests, contractors or occupants of other Units.

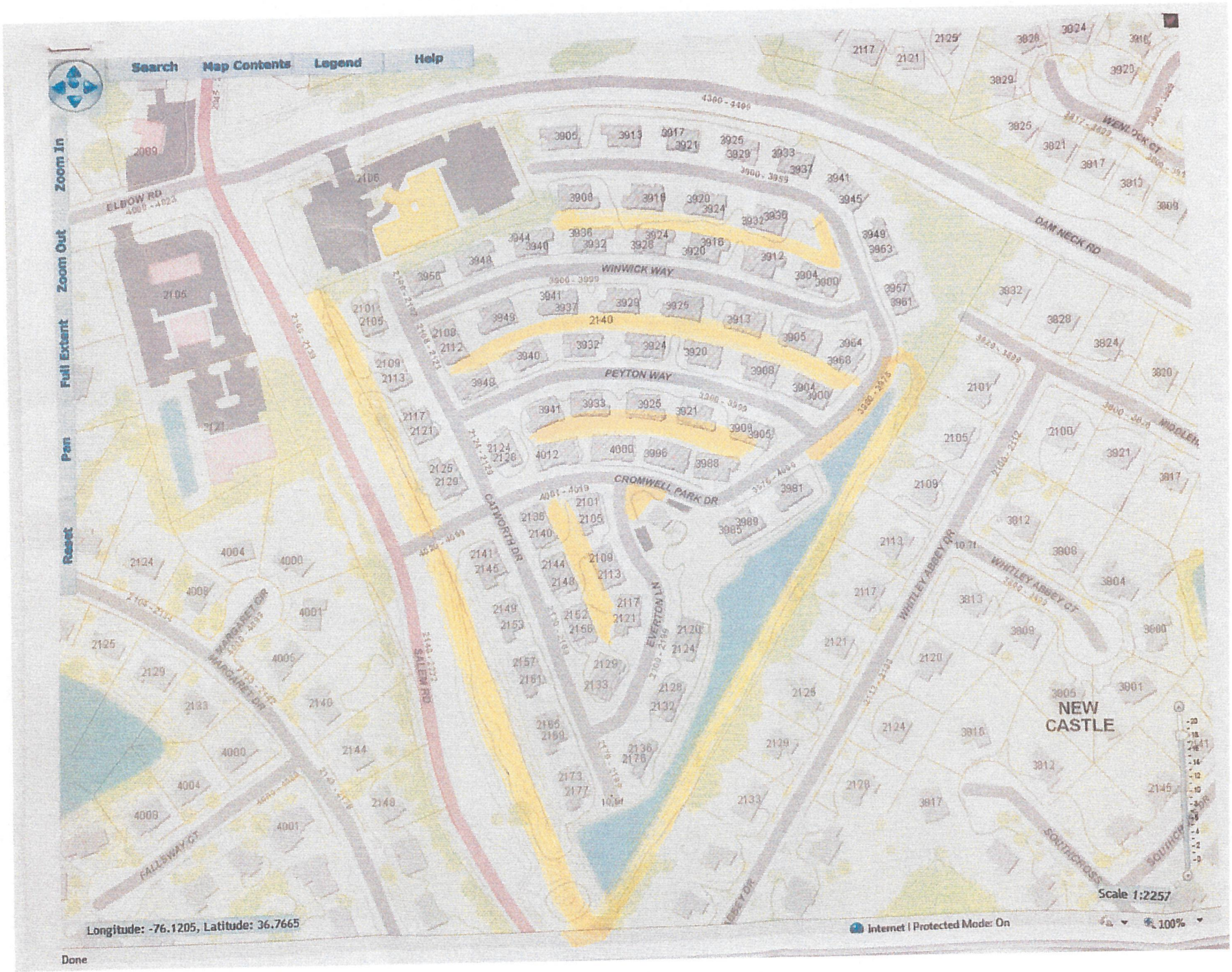
(f) Owners' animals, whether pets, service/support animals or approved visiting animals, are specifically restricted from entering, walking on, exercising on and urinating/defecating on any sidewalk, driveway, mulch bed or the Association's common area turf of and or near any residence other than that of the animal's owner's unit.

The Association does allow animals to be walked/exercised and to urinate/defecate on the following additional areas as indicated on the attached map of the Association property:

1. In front of the Clubhouse next to Cromwell Park Drive.
2. Fenced lane from back of 3900 Winwick Way to back of 3936 Winwick Way.
3. Fenced lane from back of 3900 Peyton Way to back of 3948 Peyton Way.
4. Fenced lane from back of 3988 Cromwell Park Drive to back of 4012 Cromwell Park Drive.
5. Fenced lane from back of 2156 Catworth Drive to back of 2136 Catworth Drive.
6. East side of Cromwell Park Drive from intersection with Peyton Way to north end of the pond.
7. Gravel pathway from north end of the pond to south end of the pond.
8. Outside the fenced perimeter of Cromwell Park along Salem Road.
9. Inside the Unit Owner's fenced in patio.
10. Upon the paved streets of the community.

(g) Owners of an animal whether pets, service/support animals or approved visiting animals, must immediately clean up any fecal waste deposited by the animal and are responsible for repairing any damage caused by such animals **anywhere** on the Association property. Uncollected waste is most concerning to the Association due to its potentially infectious and destructive nature.

(h) If any building requires any pest exterminating relating to the keeping of animals, then the Unit Owner(s) within the treated building that have an animal, service/support animal or approved visiting animal will be responsible for the full cost of such pest extermination.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