



The Harbours Condominiums

Pet Rules

1. A Harbours owner may have pets only when registered. Registration with the HOA Property Manager and/or BOD is considered written permission as long as the pets meet the pet rule standards.**
2. The pet registration shall include a copy of the up-to-date Clark County-required inoculation (shot) records and current weights. These records must be updated annually to maintain compliance with the pet rule standards.
3. No animal of any kind shall be raised, bred or kept in any Unit, except that usual domestic dogs and cats may be kept as household pets. No more than two dogs or two cats, or one dog and one cat, may be kept as a household pet.*Pets cannot weigh more than a total of 50 pounds (which represents the weight of a single animal or total weight of both animals).
4. Renters and visitors are not permitted to keep or house pets in a condominium unit or on Harbours property.
5. No animal may be kept which the Board has determined to be dangerous or which has been designated as dangerous by any governmental agency.
6. Pets are prohibited in any public portion of the building or grounds surrounding the building unless carried or on a leash which is tethered to the pet and in the hand of its owner at all times. Owners transporting pets to and from the building shall use only the stairway or service elevator. The passenger elevator (front lobby) may only be used to transport pets when the service elevator is not operating or pet is in a carrier. Owners with parking spaces located off the first floor lobby, spaces 101-140 and 2nd floor lobby, spaces 201-212 are permitted to take their pets to their vehicle via the front elevator.
7. Each owner who keeps a pet in the building shall indemnify and hold harmless all other owners and the HOA against any damage, loss or liability of any kind or character whatsoever arising from or as a result of having such pet in the building or on the grounds.
8. Pets need to be under the control of their owner or keeper at all times. Pets will not disturb residents by excessive barking, behaving aggressively, including biting a person or another pet, or in other ways become a nuisance. Such behavior must be discontinued and corrected immediately or the pet permission may be **revoked.
9. Any damage to HOA property by pets will be recovered from pet owner.
10. Owners are responsible for cleaning up their pet's waste. Owners may only use the designated pet area, and ensure they clean up after their pets using the pet trash can supplied. Failure to pick-up dog waste will be assessed a clean-up fee of \$50. Habitual failure to clean-up could **revoke privilege of having a dog.

Note: There are a few grandfathered pets (before 2009) that do not need to comply with restrictions on pet size and type. The pets of new owners and any new or additional pets of current owners will need to comply with these requirements. The Property Manager will conduct periodic audits of all pet papers and if a unit is found in violation, removal of pet privileges may be enforced.

Updated and Approved: March 30, 2020

Effective Date: April 10, 2020

*Exceptions granted for service animals as required by state and Federal law with documentation to be provided as part of the pet registration.

****Violations: Any violations to the pet rules will be reviewed by the Property Manager in consultation with the Board of Directors & pet privileges may be revoked (as specified in Declarations Section 11-A (f)).**