

Pets

The following regulations regarding Pets have been established by the Board of Directors of Mission Plaza for the benefit and protection of the residents and their pets.

Penalties for violation of the rules and regulations pertaining to pets may include, but are not limited to, warning letters, charges, assessment of damages, fines, and/or removal of the pet from the condominium and revocation of permission to harbor a pet.

Following civil code §1360.5, one pet is allowed for each household in Mission Plaza subject to the Board of Directors discretion. A "pet" means any domesticated bird, cat, dog, aquatic animals kept within one aquarium, or other animal as agreed upon by the Board of Directors.

Pet owners will respect other homeowners' property by not allowing pets to trespass onto personal property or restricted use common areas, i.e. porches, balconies, planted areas, potted plants, parking spaces or any other areas deemed inappropriate by the Board of Directors.

The following restrictions apply to all pets:

1. All animals will weigh 40 pounds or less when fully grown.
2. Vicious or dangerous animals are prohibited. A vicious or dangerous animal is defined as:
 - a. Any animal that when unprovoked inflicts bites or attacks a human being or domestic animal or in a vicious or terrorizing manner approaches any person in apparent attitude of attack in the association's common areas; or
 - b. Any animal with a known propensity, tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or domestic animals; or
 - c. Any animal which engages in, or is found to have been trained to engage in, exhibitions of fighting; or
 - d. Any animal at large found to attack, menace, chase, display threatening or aggressive behavior or otherwise threaten or endanger the safety of any domestic animal or person.

The following dogs are considered high-risk by some insurance companies or the American Kennel Club and are prohibited at Mission Plaza:

Akitas	Komondorok
Alaskan Malamutes	Kuvaszok
Anatolian Shepherds	Mastiffs
Bernese Mountain Dogs	Neapolitan Mastiffs (As of July 1, 2004)
Black Russian Terriers (As of July 1, 2004)	Newfoundlands
Boxers	Pitbull
Bullmastiffs	Perro de Presa Canario
Chow Chow	Portuguese Water Dogs
Doberman Pinschers	Rottweilers
German Pinschers	St. Bernards
German Shepherd	Samoyeds
Giant Schnauzers	Siberian Huskies
Great Danes	Staffordshire Bull Terrier
Great Pyrenees	Standard Schnauzers
Greater Swiss Mountain Dogs	Wolf hybrids

Pet Registration

Unit owners and residents must register all pets with the Association's Management Office prior to moving in or upon the acquisition of a pet. Any changes will be registered with the Association's Management Office within four (4) business days. The purpose of pet registration is to facilitate:

- a. Notification of owners in case of injury to the pet.
- b. Identification of pets causing problems and/or creating a health emergency.
- c. Identification of stray pets.
- d. Distribution of the Pet Rules and Regulations.

Guest Pet Registration

Guest pets fall into the same rules and regulations set upon pets in permanent residency. As part of this registration, unit owners and/or residents will be provided a copy of the pet rules. Unit owners and/or residents are responsible for compliance with all pet rules and regulations by guests and their pets.

Rental Units with Pets

All unit owners renting to residents with pets are responsible for compliance with all pet rules by renters and their pets.

General Rules

1. Pets must be kept under control (on a leash or in a carrier) when not inside the pet owners unit including but not limited to within the building's common elements, the parking lots, hallways, stairwells and elevators. When pets are to be kept on a leash, said leash is not to exceed three (3) feet from owner's wrist to the pet's collar, inside the building.
2. Pet owners must clean up immediately after pets; remove pet defecation and dispose of it in proper refuse containers.
3. Excessive or loud animal noises are prohibited.
4. Due to the vast array of wildlife in the surrounding areas, pet food is not allowed to be left outside.
5. Pet barriers on balconies and patios must be approved and follow the guidelines set by the Architectural Committee. Balconies are not to be used to curb pets or to store animal waste or litter boxes.
6. No animals or insects shall be bred, raised, kept or maintained on the Properties except for domestic purposes. Under no circumstances shall any commercial or business enterprise involving the use of animals be conducted on the Properties.
7. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
8. Pets must not be left unattended or leashed to or on any Common Element.
9. All pet owners must be prepared to display and provide proof or appropriate evidence of all required registrations and inoculations.
10. All pets must wear identification tags at all times when in the common areas.
11. Pets are not allowed on the balcony of any unit without the owner being present.
12. Except for disability assisting dogs (e.g. seeing eye, hearing assistance, etc.), pets are not permitted in any swimming pool, pool area, patio area, tennis courts, and clubhouse.
13. Pets will not be leashed to stationary objects in the Common Areas.
14. Pet owners are strongly encouraged to spay or neuter their pets.
15. Every female pet, while in heat, must be kept confined in the unit by her owner in such a manner that she will not be in contact with another animal or create a nuisance by attracting other animals, with exception of the pet having to perform her normal relief functions.
16. Pets will not be left unattended outside the unit or in a vehicle.
17. Unit owners and residents will not feed pets, other than their own, or any other animal, unless permission has been obtained from the owner.
18. Priority access to the elevator between resident with pet vs. resident without pet will be based on a first come first-served basis.

19. If a pet soils a common or limited common area, the pet owner is responsible for cleaning the area. If the owner is unable to restore the area to its pre-accident condition, he or she shall pay the cost of any necessary additional cleaning or replacement.
20. Loose animals are subject to being picked up by the local animal control at the owner's expense.
21. Unit owners and residents may not be cruel to any pet.
22. The following are grounds for complaint and finding of a community nuisance:
 - a. Any violation of the Rules and Regulations.
 - b. Pets running at large.
 - c. Pets damaging, soiling, defecating on or defiling any private property or the Common property items.
 - d. Pets causing unsanitary, dangerous or offensive conditions.
 - e. Pets causing odors that are detected outside the unit.
 - f. Pets making or causing noises of excessive volume.
 - g. Pets attacking or otherwise interfering with the freedom of movement of persons and other pets in the Common Areas, chasing vehicles, attacking other pets or creating a disturbance in any other way.

Procedures For Solving Pet Problems

Any unit owner or resident with a pet related problem must do the following:

Attempt to arrive at an informal solution to the problem with the pet owner by contacting the pet owner personally. Generic problems or issues may be addressed at Pet Committee meetings.

The Association's Management Office will provide immediate written notification to any unit owner or resident concerning specific rule violations. A copy of the letter will be provided to the Association's Board of Director's Pet Committee Liaison and Pet Committee Chair.

If an individual wishes to file a complaint pertaining to pets, a written or typed notice must be sent to the property management company who will forward a copy to the pet owner, the Association's Board of Director's Pet Committee Liaison and the Pet Committee Chair. The owner of the pet named in the complaint will have the opportunity to respond in writing. If the owner is fined for non-remedy of a violation, the owner may appeal, but must pay the fine if he/she loses.

Stray pets are to be reported immediately to the Association's Management.

In case of an accident involving a pet, the person involved will seek assistance for or render assistance to the pet and notify the pet owner as soon as possible.

Any Unit Owner who has been found guilty of more than three (3) violations of the rules regarding pets shall be deemed to be liable for having a pet that causes or creates a nuisance or unreasonable disturbance within the meaning of the Covenants. Thereafter, the Board, after consideration of the facts and circumstances, may elect to order the Unit Owner to have the pet permanently removed from the Property upon three (3) days written notice to the Unit Owner from the Board or its duly authorized agents.

Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

Special Provisions

Persons wishing to keep pets that are not in accordance with the Association CC&Rs must obtain the prior written approval of the board. This approval will be granted on a case-by-case basis based on criteria and guidelines to be established by the Board.