

Willow Point Homeowners Association, Inc.

(updated 2025)

PET APPROVAL FORM

I, _____, residing at _____; Webster. New York 14580, member the *Willow Point Homeowners Association*, formally request the permission from the Board to allow a pet to reside at the above stated address. I unconditionally understand that the actions of my pet are not, in any way, the responsibility and/or liability of the *Willow Point Homeowners Association*. It is mutually understood and unconditionally agreed between all parties herein, that I will remove all waste that is created by my pet on common property, to the best of my ability.

My pet can be described as follows:

Name: _____

Breed: _____

Color(s): _____

Veterinarian(s) Name: _____

The pet has a maximum weight of no more than 30 pounds. Yes No

The pet has a maximum height of no more than 30 inches. Yes No

The pet has received all necessary vaccinations required by law. Yes No

The pet is licensed as required by law. Yes No

ACKNOWLEDGMENT

Receipt of the above contents is acknowledged, mutually agreed, and unconditionally understood between both parties on this ____ day of _____, _____

By: _____

We, the Board of Directors for Willow Point Homeowners Association, grant permission to the above Association Member as requested herein subject to size limitations as spelled out in the Pet Rules and Regulations.

Board of Directors

Title

Date

Willow Point Homeowners Association Pet Rules and Policies

1. A copy of these Rules must be signed by each Homeowner and the Management Company and must be kept in a permanent file for each home and must be presented to all prospective buyers and renters within Willow Point. It is the complete responsibility of the Homeowner (not the Tenants or Guests) to maintain these rules. Any fines levied will be added to the monthly assessment and will be the responsibility of the Homeowner.
2. It should be noted that all Rules are based on and supported by Article 10, Section 10-02. Page 68 of the Associations Declaration and By-laws that is purchased with every home in Willow Point.
3. Application for permission to harbor a pet in a townhouse shall be made in writing to the Board through the Management Company and presented at the next Board meeting. The Homeowner will be notified, in writing, of acceptance or denial. If an owner or tenant moves in without a permit, the animal will be removed and/or a daily fine will be imposed until the situation is corrected.
4. All pets shall be registered with the Board and shall otherwise be registered, licensed and inoculated as required by law.
5. Subject to the limitations below, generally recognized house pets at maturity, up to 30" in height and 30 lbs. (breeds will be scrutinized), may be kept and maintained in a living unit, provided such pets are not kept or maintained for commercial purposes.
6. Only one pet that requires outdoor maintenance will be allowed per townhouse.
7. Dogs outside, must be ON A LEASH and under absolute control by their owner (as always dictated by Town Law).
8. Pet owners will be responsible to remove their pet's waste from the common areas and are also financially responsible for any property damage, injury and disturbances caused by their pets.
9. No fences or enclosures will be erected outside the townhouse for the sole purpose of enclosing or "fencing in" any pet to be kept outside.
10. Every female dog while in heat shall be kept or confined by its owner in such a manner that she will not be in contact with another dog or create a nuisance by attracting other animals.
11. No dog (or any pet) shall be permitted to bark, howl, or make any other loud noises for such an unreasonable time as to disturb neighbors rest or peaceful enjoyment of their townhouse or the common area.
12. Any owner, resident, or agent personally observing and documenting an infraction of any of these rules may discuss the infraction in a neighborly fashion with the pet owner to secure voluntary compliance. An owner or resident shall, if the complaint is not satisfied voluntarily, report the incident in writing to the Board and efforts made to secure voluntary compliance.
13. Upon recommendation, the Board may, at its discretion, revoke its Permit to Harbor a Pet. Notice of such revocation shall be given promptly to the pet owner. If, after three days, the

offending animal has not been removed, the Board shall impound it. Any costs shall be billed to the Homeowner, through the pet owner.

14. It should be noted that certain animals have been "grandfathered" into these rulings and may not currently be in compliance with this set of Rules, but when that "grandfathered" animal is permanently removed from the unit, all current rules and regulations will apply.

Homeowner Acceptance:

Address:

Accepted by Homeowner:

Date:

Renter Acceptance (*if applicable*):

Address:

Accepted by Renter:

Date:

Management Company Acceptance:

Accepted by:

Date:

Management Company, Manager:
