



## **Pets and Animals**

1. No animal, other than common household pets, shall be kept or maintained within the community, nor shall pets be kept, bred or maintained on the property for commercial purposes.
2. No more than (2) dogs and/or 2 cats shall be permitted per unit. Only non-aggressive breeds of dogs and cats are permitted. Such pets must be registered with the GSSHOA Board of Directors using the GSHOA Homeowners form attached to this document. The most recent photo of the pet must be enclosed with the registration document.
3. Certified “service dogs” for the handicapped are permitted.
4. All pets must be inoculated as required by law and on a hand held leash when outside of their units. Specifically, no pet is allowed to be roaming the property without an individual leading them via a leash.
5. Pets are not to be tethered outside of the unit nor can any fenced or dog house be erected to contain the pet.
6. Anyone wishing to file a complaint about a pet should contact the management company or preferably, for pets that are loose or abused, call Montgomery County Animal Control.
7. The Board of Directors shall have the right to order any person whose pet is a nuisance, to request the removal of such pet from the community.
8. Animal Defecation (“pooper scooper” law) (Montgomery County Code, Sec. 5-203(a)(2): An owner must not allow an animal to damage or defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the area’s governing board. Feces may be picked up in a plastic bag. If this bag is placed inside another bag, it may be put out for disposal in your normal household trash. Penalty for Violation - \$100.00.
9. Individuals witnessing dog owners failing to comply with the law should call the Montgomery County Humane Society: 204-773-5960. They will dispatch an officer to visit the homeowner and issue a written citation of \$100.00 for the first incident. The fine doubles and triples if unpaid. They will ask for your name and phone number – you can request that this information remain confidential. They will also request the homeowner’s name (if you know it), address and a description of the dog. If you have your cell phone, take a picture. A picture is worth 1,000 words! If you



are uncomfortable contacting the Montgomery County Humane Society, please contact our managing agent, Robert Ackerman (301-855-4193 or 410-741-5120).

## Architectural Issues

1. In accordance with the GSHOA By-Laws, Guidelines and Policies, the Architecture Committee conducts an annual inspection of each townhouse to make sure that it is in conformance. Of primary concerns are the condition of the windows, wood framings, sidings, steps, and desks. Homeowners having discrepancies note are provided a written summary of findings and are given a date in which the discrepancies are to be addressed. If date extensions are not forthcoming and approved by the committee, homeowners are expected to have the discrepancies resolved by the original date.
2. The committee has established the Specifications for Window Replacement. Consequently, the *Architectural Change Application and Review Form for Window and Sliding Door Replacement* (ATTACHMENT B) must be first submitted along with all of required supporting documents and samples for approval **prior to** the purchase and installation of replacement windows. The committee has also approved color schemes for unit exteriors (ATTACHMENT C). Both of these documents are attached and all homeowners are expected to be in compliance at all times.
3. The committee has approved color schemes for the exterior of each unit. In order to attain a uniformed appearance it is imperative that all homeowners comply with the color schemes. It is also suggested that the exterior of each unit be repainted every five years or when recommended by the Architecture Committee. Attached is the list of each unit and the appropriate color scheme (ATTACHMENT C).
4. **Any modifications or construction to be performed on the outside of a townhouse requires the submission of an Architectural Change Application and Review Form (ATTACHMENT B).** The Architecture Committee must approve the submitted changes prior to the commencement of work.