



**STONES THROW CONDO ASSOCIATION
1003 STONES THROW DR. NW
HUNTSVILLE, AL 35806**



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PETS BY-LAWS

The Declaration of Condominium is required by Alabama State Law for developers to create as Articles of Corporation along with By-Laws when turning the management of property over to the ownership. The Declaration covers pets on page 22. Previous Board of Directors has waived some of the provisions as being too harsh. Some of these waivers shall be removed if the dog feces problem does not improve. The waivers shall be declared after stating the original declaration. The original declaration states:

1. **Acceptable Pets.** The only pets to be permitted on the condominium property shall be dogs under thirty (30) pounds when fully grown, cats, small birds, and fish.
2. It shall be the responsibility of the unit owner to pay for any and all costs involved in restoring to the original new condition any damage caused to the condominium property by the unit owner's maintenance of a pet.
3. A unit owner shall be financially responsible for any person's injury or personal property damage caused to any other unit owner, tenant, guest, employee or the Association, or to any member of the public as a result of the unit owner's maintenance of a pet.
4. Pets must be carried in arms or on a leash when taken in and out of the building.
5. Pets shall not be permitted in the public rooms under any circumstances. Pets must not be curbed near the buildings, walkways, shrubbery, pool area, gardens, planting areas, open areas or other public space.
6. Guests, tenants and visitors of a unit owner shall not be permitted to bring any pets onto the condominium property.
7. The Board of Directors may, upon its sole determination, revoke or terminate the above conditional license if a pet is either vicious or is annoying other unit owners or occupants, or is otherwise a nuisance.

The Board of Directors in 1987 waived the need for a separate license from the association. In lieu of the separate license the Board of Directors decided the ownership shall follow all laws for the City of Huntsville in regards to pets. The Huntsville Code is Section 5 for all animals and the ordinance is 03-248. This section covers the need for a license for pets, pet noise, and pet feces. The ownership can contact Animal Services to obtain a copy of the law or visit the website hsvcity.com then the section A-Z Services and finally City Laws and Ordinances. Section 5-11 covers animal feces and section 5-101 covers the fines for violating the ordinance. Animal Services can write an owner a citation if they witness an owner not cleaning up after their pet. Anyone on the complex can setup an appointment with the Warrant Magistrate to have a warrant issued against an owner that does not pickup their dog feces. The process is to contact the Huntsville Police department to have a complaint filed for violation code 216 of the ordinance 03-248. Then



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pickup a copy of the complaint and any evidence (pictures, witnesses, etc) to present to the Warrant Magistrate. The Warrant Magistrate has informed the board that first time offenders have been paying court costs of \$144 plus a fine of \$25. A copy of the violation codes and a portion of section 5-11 are attached. The board plans on working with the city to enforce this ordinance.

The current Board of Directors considered two other possibilities if the dog feces problem is not corrected. The first is to drop the waiver for walking pets off the condominium property, build another gate in the fence between buildings C and D, then have all dogs walked outside the two gates off the property. The second option is to drop the waiver for a license and force all dog owners to pay a \$120 one time license fee and have their dogs submit to DNA testing. The \$120 one time fee would pay for the DNA testing. Then when the board or employees find dog feces on the property it will be DNA tested and compared to the dogs that have association licenses. The owner of the dog shall then be cited for violation code 216 and have a warrant issued for their arrest. The owner shall pay for the DNA testing along with court cost and fines from a Municipal Judge. There is a very easy way to avoid all of this: **PICKUP AFTER YOUR DOGS.**

Adopted 1987