

COLONNADE CLUB, HPR

Pet Policy Revision March 2024

Some time ago the Colonnade Club Board of Directors proposed a pet policy that precluded Colonnade Club from being a Pet Friendly facility. That meant that owners could house their own pets in their unit, but that people who were short term vacation renters would not be able to bring pets.

The reason for this action was that short term rentals were allowing pets on an owner discretion basis, and pet owners were lax about cleaning up after their pets' use of the common areas. On more than one occasion, guests were allowing dogs in the pool.

Since the "No Pet" policy has been in place the incidents mentioned above have been diminished. However, some clarification to the policy is in order since the categories of Owner, and Vacationer (or Renter) are not fully inclusive. Owners who have friends and family use their unit without payment are not covered by those categories.

The Board understands the intent of the pet policy is to provide maximum flexibility to owners regarding pets, while ensuring that all owners have a community that is free from pet waste and disruptive behavior such as annoying barking and aggressive interactions. It is also a desire of the Board to NOT create a policy that is difficult to maintain, or places undue burden of enforcement on owners and the property manager.

With that said, we the Board will follow the guidelines below:

1. When the owner is in residence at their unit, pets may be accommodated within the normal limitations.
 - a. No incessant barking
 - b. No aggressive interaction with other animals or persons
 - c. No more than two dogs of small or medium size
2. When the owner is absent, and has allowed their unit to be occupied by a guest, the guest must be a part of the owner's family. For this purpose, "family" be limited to children, parents, siblings, and siblings' children. In this instance, the owner will notify the property manager AJ Bucko by email (ajb@imchhi.com) in advance of the arrival of the family member. In the email the name of the family member, the relationship to the owner, the dates of the visit, and the size and breed of the dog or cat being included in the visit. Of course, the normal limitations will apply.
 - a. No incessant barking
 - b. No aggressive interaction with other animals or persons
 - c. No more than two dogs of small or medium size
3. No other guests will be able to have pets with them at Colonnade Club.
4. Service animals are not Pets. For the purpose of this policy:
 - a. Service animals will be limited to dogs
 - b. The dogs must be ADA certified as a service dog
 - c. The owner must provide documentation that the dog is required due to the handler's disability and must indicate the task the dog is trained to perform.
 - d. Service Animals ARE NOT Emotional Support animals.

The clarifications listed here should allow an owner to host guests, allow family members to use the unit, and provide all owners with confidence that a uniformly applied pet policy is a benefit to all owners.