

Place One Condominium

Policy Statement

Date: May 1, 2019
Policy Statement: 19-08 (Replaces 12-08)
Subject: Pets

I. Introduction

Place One welcomes pets with the understanding that it must balance the interests of their owners with the interests of non-pet owners and the community as a whole. These include, though are not limited to, residents who fear pets, potential liability associated with pet incidents, and concerns about negative environmental impact. This policy establishes rules aimed at achieving that balance and ensuring the *quiet enjoyment* of the premises for all residents. This Policy applies to all pets in residence and those that are visiting.

II. Common Household Pets

Common household pets at Place One are defined as follows.

- A. Small Dogs.** At maturity are anticipated to weigh less than 30 pounds and/or measuring less than 20 inches in height to the top of the head. Are licensed by the City of Alexandria with proper immunization and have been neutered or spayed. Documentation is required at move-in. Residents acquiring dogs after move-in must provide documentation promptly upon acquisition. Updates required by law must be provided at the time of the update.
- B. Cats.** At maturity are anticipated to weigh less than 30 pounds and/or measuring less than 20 inches in height to the top of the head. Are licensed by the City of Alexandria with proper immunization and have been neutered or spayed. Documentation is required at move-in. Residents acquiring cats after move-in must provide documentation promptly upon acquisition. Updates required by law must be provided at the time of the update.
- C. Other.** Are limited to domesticated birds, hamsters, gerbils, rabbits, guinea pigs as well as fish and turtles, all appropriately contained when in common areas.

III. Rules and Regulations

In addition to Place One Policy, pet owners must comply with all government laws, ordinances and regulations including those regarding licenses, vaccinations, use of leashes, and removal of pet waste, humane treatment and noise. As of the date of this policy, City of Alexandria licenses for dogs and cats are issued through:

Alexandria Animal Welfare League
4101 Eisenhower Ave.
Alexandria, Virginia 22304
703-746-4774

- A. Registration.** Dogs and cats must be registered in the Place One Resident Information Database at move-in or upon acquisition consistent with Section II. By doing so, the pet owning resident *certifies* that each dog or cat is compliant with the requirements of this Policy, both City and Place One requirements. Additional documentation may be required.
- B. Quantity.** No more than two dogs *or* two cats *or* one dog and one cat are allowed in a unit.
- C. Designated Entrances and Exits.** Pets may enter and exit the building via three routes:
 - 1. Parking Garage pedestrian door.
 - 2. Parking Garage staircase to the reserved outdoor parking lot.
 - 3. Southeast Mezzanine door (not the exit by the Fitness Center) to access Dog Park Area 3.
- D. Designated Pet Walk Areas.** Pets may only be walked in the areas described in Section V and shown on the Pet Walk Areas Map (Attachment A).
- E. Prohibited Interior Common Areas.** Whether carried, crated, or leashed, pets are not allowed on the Lobby level, (including but not limited to the Lobby, Reception and Mail Box area, Office, Shirley Bailey Community Room, Commercial Hallway), the Fitness Center and Locker rooms, Pool area, or Tennis Courts.
- F. Leash Requirement.** Pets must be carried, crated, or remain on a leash when in any Common Area (indoors and outdoors) except in Dog Park Area 3 when the gates are closed (see Section V). Pets are not permitted to run free in hallways or other routes to designated entrances and exits. Pets must be kept on a short leash in elevators, hallways and other common areas.
- G. Behavior.** Outside the pet owner's unit, pets must be accompanied by an owner or handler who is responsible for the pet's control and behavior. Although dogs are allowed off leash in Pet Walk Area 3 (see Section V)

when the gates are closed, they must remain under the owner or handler's control.

- H. **Noise and Odors.** Noxious odors and/or repetitive loud noise caused by pets that rise to being a nuisance are not permitted. In addition to being a violation of Place One policy, it may also be viewed as a violation of City of Alexandria ordinances or regulations and reported to City of Alexandria Police or other government agency.
- I. **Balconies.** Pets are not allowed unattended on balconies. See *Policy Statement XX-13 Balconies Use and Maintenance* for guidance on the use of safety mesh.
- J. **Pet Waste and Defecation.**
 - 1. **Common Areas - Indoors.** Residents and handlers are expected to immediately clean up accidents (urination and feces) which occur in common areas, e.g., Hallways, Elevators, Garage Lobby and Garage, etc. For the Garage Lobby, Place One provides a handy wipe dispenser for this purpose. Residents and handlers unable to clean up are expected to immediately inform the Front Desk that assistance is needed.
 - 2. **Common Areas – Outdoors.** Residents and handlers are expected to remove feces waste consistent with Alexandria City Ordinance. Place One provides courtesy bags at the designated parking garage exit to Areas 1 and 2.
 - 3. **In Unit.** Pet waste must be stored in a sturdy, well-sealed bag before disposal with trash down the trash chute. Cat litter and other pet waste litter must not be flushed down a toilet or sink (even if the product is advertised to be disposable in this manner.)

IV. Designated Pet Walk Areas

In addition to City owned property and sidewalks, there are three designated Pet Walk Areas on Place One property. Each is outlined on the Pet Walk Areas Map (Attachment A). These areas may only be reached by following the paths marked on the Map with dotted lines and only after exiting the building from one of the designated Pet Walk entrances and exits shown on Attachment A.

- A. **Area 1.** Around the front tennis court within the borders of the steps to Van Dorn Street and the Place One sidewalk to Holmes Run Parkway. Please do not allow pets in the shrubbery surrounding the Place One sign and tennis court.
- B. **Area 2.** Located along Holmes Run Parkway and Ripley Street and extending to the south property line.
- C. **Area 3.** Referred to as the Dog Park, it is located at the top of the steps near the South Mezzanine exit and enclosed by a fence with gates. Area 3 is the ONLY portion of the property where dogs can run without a leash

and ONLY when the gates are closed. Pet owners and handlers must be especially vigilant in this area as it can be used by all residents.

V. Emotional Support Animals and Service Dog Accommodations

As a condominium that allows pets within certain restrictions, Service Dogs and Emotional Support Animals which comply with pet type, size and other common area access restrictions need no accommodation. Place One can provide a customized “accommodation” to its dog size and/or prohibited areas policy for both Service Dogs and Emotional Support Animals consistent with this policy. Those who require such accommodation are encouraged to provide a copy of this policy to their medical professional for their information.

A. Accommodation Requests - General. Owners or prospective owners may request an accommodation for themselves or their current or prospective tenants. An accommodation request must include appropriate documentation from a medical professional (further defined in parts B and C of this section) satisfying the following questions appropriate to the request. *1) Does the person seeking to use and live with the animal have a disability - i.e., a physical or mental impairment that substantially limits one or more major life activities? 2) Does the person making the request have a disability-related need for an assistance animal? In other words, does the animal work, provide assistance, perform tasks or services for the benefit of a person with a disability, or provide emotional support that alleviates one or more of the identified symptoms or effects of a person's existing disability?*

1. Accommodation Approvals. The accommodation request is submitted to the General Manager and must specifically address what is being requested, i.e., relief from dog size and/or common area restrictions. A decision is issued in writing to the owner or prospective owner, by the General Manager, after consultation with the Policy Committee Chair(s), within two weeks of the date the request is received. The written approval outlines the exact nature of the accommodation to be provided.

2. Accommodation Extensions. An accommodation is good for a period of one-year. Extension requests follow the same procedures as for the initial request including newly updated medical professional certifications. Owners are responsible for extension requests and are encouraged to submit them in sufficient time to warrant against accommodation gaps.

B. Service Dogs. In these situations, the resident must be certified in writing as physically disabled and needing such accommodation due to their physical limitations by a physician and/or physical therapist who is duly licensed. The certification must be on the medical professional's letterhead and specifically address the relevant questions outlined in Section V. A. Additionally, the certification must outline the extent of the accommodation request, i.e., size limits and/or common area prohibitions. In situations

where the nature of the disability is demonstratively permanent (such as blindness), Place One may waive medical certification requirement(s).

- C. Emotional Support Animals.** In these situations, the resident must be certified in writing as emotionally disabled by a psychologist, therapist, psychiatrist or other duly-licensed and/or certified mental health professional. The certification must be on the medical professional's letterhead and specifically address the relevant questions outlined in Section V. A. Additionally, the certification must outline the extent of the accommodation request, i.e., dog size limits and/or, common area prohibitions. Generally, Place One's standard for granting an accommodation for common area prohibitions for Emotional Support Animals is higher than for Service Dogs.
- D. Service Dog and Emotional Support Animal Attire.** Place One requires Service Dogs and highly recommends Emotional Support Animals to wear identification attire when in common areas. Whether a vest, scarf or other identifying object, the wearing of appropriate attire informs other residents, including other pet owners, that a policy accommodation has been granted for good reason.
- E. Animals in Training.** Animals in training to become Service Dogs or Emotional Support Animals are not eligible for any accommodation.

VI. Other Common Area Prohibition Accommodations

Beyond Section VI, Place One may provide a "customized" accommodation to its common area prohibitions as outlined below.

- A. Special Community Events.** Typically a special social or other community event that allows for pet participation. The accommodation will be part of the event announcement.
- B. Emergency Evacuation.** To expedite the evacuation of the facility. No written accommodation is required.
- C. Extreme Weather.** In response to extreme weather conditions (e.g., blizzards and Hurricanes) which prohibit dog owners from using designated pet walk areas. No written accommodation is required.
- D. Disabled Pets and/or Residents.** From time to time, pets or their owners not subject to Section V accommodations become temporarily disabled. A common area prohibition accommodation request can submitted to the General Manager along with the documentation stated below in D1 and D2 and must specifically address the nature of the accommodation. A decision is issued in writing by the General Manager.
 - 1. Temporarily Disabled Pets.** In these situations, unless demonstratively visible, the request must be accompanied by a written justification from a duly licensed veterinarian.

2. **Temporarily Disabled Residents.** In these situations, unless demonstratively visible, the request must be accompanied by a written justification from a duly licensed physician and/or physical therapist. In the event such a resident becomes permanently disabled, and requires the help of a service animal, he/she must apply for accommodation in accordance with the requirements set out in Section V.

IV. Violation Enforcement and Consequences

Enforcement relies primarily on pet owners' self-compliance; however, residents and staff may report violations of Place One policy and/or Public Law to management and/or directly to Alexandria's Animal Control. Enforcement efforts by management include review of Place One's security surveillance tapes. Please see Policy Statement "Enforcement of the Master Deed, Bylaws and Policy Statements" for instructions on filing a complaint.

- A. **Public Law Violations.** Are reported to the City of Alexandria Police, Alexandria Animal Control, or other appropriate government agency for action. Such violations may also be subject to Place One policy enforcement.
- B. **Place One Policy Violations.** Are subject to one or more of the following:
 1. A \$50.00 fine assessed to the unit for each occurrence or \$10.00 per day for ongoing violations.
 2. Restrictions in use of certain common elements (e.g., pool, fitness center, visitor parking, use of the Dog Park Area 3).
 3. Being invoiced for the cost of pet waste cleanup or other damage.
 4. A demand to remove the pet from the premises.

Fines and invoices are assessed to the unit owner even if the unit is tenant or guest occupied.



Valerie Spiegler, President,
Place One Board of Directors

Pet Walk Areas Map

