

March 2<sup>nd</sup>, 2012

**RE: PETS ON THE PROPERTY**

Dear Owners and Residents,

Over the past year our pet population has increased greatly. I have been directed to remind pet owners of the current condominium rules in place since the property was built in 1985. They are part of **The Fifth Schedule of Lease (Restrictions on Tenant/Sub Tenant):**

- 3. No Tenant/Sub Tenant shall keep any animals on the demised premises without the prior written approval of the Landlord and, if given, not more than one cat or small dog shall be kept. If consent to keep an animal on the premises is given the Tenant/Sub Tenant shall be responsible for cleaning of the common areas which may be fouled by their animal.**
- 4. No Tenant/Sub Tenant shall allow any animal kept by the Tenant/Sub Tenant on the demised premises to roam free on any part of the common areas and when walking the said animal over any part of the common area to keep it on a leash and disallow any animal in the elevators on the property or in the swimming pool.**

With the installation of wooden gates that help create a safe perimeter around the swimming pool, we are prepared to slightly amend rule # 4 by designating 2 areas where dogs and cats are only allowed off their leash in the 2 common designated grass areas of building #8 (north water side) and building #4 (north-west water side) provided they are with their owner, the gates are closed, they are not bothering fellow residents and they don't track mud onto painted surfaces when they leave these grass areas.

Part of my responsibilities on the property is to keep it pristine and to maintain the life cycle of the paint. Unfortunately, the combination of our building paint and Bermuda soil in flower beds preventing these paw marks to be washed off, it's has become very time consuming, costly and frustrating to have to repaint the cat and dogs paw marks located on walls, sidewalks and alleys in common areas over and over again every other week despite our verbal indications to their owners.

We would therefore kindly require that you and your pets – I have two dogs myself - abide by the common area pets roaming restrictions and use the new designated areas on the property for them to roam free in your physical presence without leaving the property.

Thank you for your cooperation in this matter.

Best Regards,

Brian Higgins – Property Manager  
Cc: J.C Galbrun – Chairman of the Board

