

Aspen Heights Condo Owners Association  
**Dog and Cat Policy**

Aspen Heights is a common interest community in which all owners jointly own the Common Element property outside their home. Therefore all 24 owners are responsible for preventing damage to the property outside their condo by their pet dogs, cats, and other animals. See Aspen Heights Declarations for Restrictions on Use, Alienation and Occupancy, X, Section 7, Pet Regulations.

Following outlines the expectations for Aspen Heights owners and guests:

The total number of dogs, cats, birds, or other animals is limited to a total of two (2) as stated in the Aspen Heights Declarations, not two (2) each.

Animals must be under the owner's control at all times as outlined in the municipal ordinance (Title 17) <<http://www.ci.anchorage.ak.us/Healthmsd/animal.cfm>>

Animals must be taken OFF the Aspen Heights Common Element for urination and defecation unless it is a cat or small dog that can be trained to go in the garage. Urine causes burn marks (brown areas) to the grass and is unsightly on snow. Feces are a health hazard and offensive to other residents. Failure to comply will result in a fine of \$50.00 added to the monthly dues, along with costs incurred by the organization in cleaning up the feces at a minimum of \$25.00 per occurrence.

Feces must be picked up promptly on public or private property with the preferred method indicated in the municipal ordinance (Title 17) using a plastic bag slipped over the hand to collect the droppings. The bag is then pulled off the hand so the droppings are inside. Although the deck is part of the owner's home, it is not acceptable to allow animals to urinate or defecate on their deck.

Animals must be kept inside the owner's home/garage or deck and not tied up outside a residence.

If an animal causes damage to the Common Element the owner will be charged for the cost of repair and added to their monthly dues.