

Pier 3 Pet Packet: Rules, Forms, and Information Effective **November 4th, 2024**

The Pier 3 Pet Committee had been working diligently with The Board of Directors and the Community Manager to update and clarify the rules, forms and information provided by the Pier 3 Condo Association website and the materials used and provided by the front desk.

We realize there has been a lot of conflicting information and hearsay about what the current rules are. There have been many updates over the years and outdated information has not been revised.

All information contained in this packet is current and accurate.

○

The Pet Committee will be hosting a meet and greet (time/location to be announced) for residents to:

- Meet the Pet Committee
- Ask questions and discuss ideas and concerns.
- Share the fun pet community related projects the Pet Committee is looking forward to working on now that we've got all the 'hard' work done.
 - Pet Website/Facebook
 - Featured Pet, Monthly Pet Education Themes
 - Community Pet Coop
 - Assistance with pet care, pet sitting, playgroups at the Pens
Landing dog park, group walks....

If you have any questions, please contact The Pet Committee Chair, David, at blvd1@hotmail.com

Pet Rules and Regulations EFFECTIVE 11.4.2024

RULES SECTION VI. PETS

A. Pet Registration

Any resident Owner or Renter who wishes to keep any pet in his/her unit shall ensure their pet is or will be compliant with all Pier 3 Pet Rules. Pet owners must register the pet within 7 days of obtaining the pet or before moving into Pier 3 with a pet. Permission to have pets is subject to the agreement made by the Unit Owner and/or Renter to comply with these Pet Rules and to sign the Pet Registration and Owners' Agreement form in a timely manner.

FINE: \$250.00

B. Pet Registration and Owners' Agreement Form (Appendix A)

A pet owner must complete and sign a Resident Pet Registration and Owners' Agreement form covering the identified pet. The Owners Agreement contains a summary of the Pier 3 Pet Rules, and a full copy will be provided with the form. A separate form must be signed for each pet, excluding fish. It is the law of the City of Philadelphia that all dogs must be licensed and maintain current Rabies Vaccination. The owner must provide a current health certificate indicating that their pet is up to date on all vaccinations and standards of care. Updated certificates and licenses shall be provided annually to Management.

FINE: \$250.00

C. Permitted Pets

Only common household pets that are specifically permitted by these Rules are allowed on the premises. Common household pets shall include domesticated dogs, cats, fish, birds, and those commonly kept in small tanks or cages such as hamsters or lizards. Permission for any pet may be revoked by management if the Pet Rules are not complied with by owners.

FINE: \$250.00

D. Pet Ownership

All Pier 3 Owners are permitted to have pets. All Renters are required to have written permission from the unit owner to have a pet. This must be stated in their lease and copies provided to management at the time of move in and completion of Resident Pet Registration. Unit owners are charged for all fines levied for violations. Renter payment to the unit owner for these fines is up to unit owners to define in their leases.

FINE: \$1,000.00

E. Visiting Pet Registration (Appendix B)

All visiting pets must be registered at the front desk before or upon arrival. A Visiting Pet Registration and Owners' Agreement Form must be filled out for visiting pets and a copy of the Pet Rules provided. They must sign the registration form and sign that they received a copy of the pet rules. Visiting pets must provide documentation that they are up to date on all vaccinations and abide by all Pet Rules. The unit which the pet is visiting will be responsible for any damage, warnings or fines related to these visiting pets. Failure to complete a Visiting Pet Registration will result in a fine.

FINE: \$250.00

F. Pet number limit

There is a 2-pet limit on the number of pets per Unit, excluding fish.

FINE: \$250.00

G. Pet size

There is a 40-pound maximum weight for pets when fully grown.

FINE: \$250 weekly until the pet is removed

H. Pet control

Pet owners must always maintain complete control over their pets. No pet is allowed to run free at any time anywhere on the premises or be able to interact with any other pets, people, or property without expressed consent from those people. All pets, including cats, must always be leashed or crated when not contained within your unit.

FINE \$100.00

Residents shall not chain or leave pets unattended anywhere on the premises except within their own unit. Pets shall not be left unattended and unsupervised on balconies, patios, or terrace areas.

FINE: \$500.00

No pets are permitted in the common areas on the exterior south, north and east piers. Pet owners on the river level of the north and south pier must restrict pets to their limited common area. Pets are not permitted to linger in or cross through the main lobby. Pets accessing the front lobby doors must take the service elevator or the right side of the lobby stairs, immediately exit the front doors without entering the lobby area and return in the same manner. *These lobby restrictions do not apply to small pets being carried by their owners.*

FINE: \$100.00

The best and preferred route to walk pets outside is through the garage via common hallways, stairs and/or elevators leading to the garage.

I. Pet waste

Pets are not permitted to relieve themselves anywhere on the premises. If this requirement is violated, the pet owner shall immediately and completely pick up and dispose of the pet waste in a sanitary manner. Any violation of this Rule shall result in a fine. Multiple violations of this Rule shall result in the expulsion of the pet from the Premises. This includes but is not limited to the Common Elements, Limited Common Elements such as private unit patios, decks and balconies, garage and entrances/exits of the building. If you are unable to immediately clean the soiled area, you must call the front desk, report the situation, and communicate your plan for cleaning it up.

FINE: \$500.00

J. Damage liability from pets

Unit Owners shall be liable for all damages, including but not limited to, damage to persons or property caused by their pets. Owners will be fined in addition to damage costs.

FINE: \$500.00

K. Removal of dangerous pets

Management retains the right to order the removal of any pet from the premises whose conduct or condition is determined to constitute a nuisance or threat to the health, wellbeing, or safety of the residents of Pier 3. The pet owner must remove the pet from the condominium unit within 72 hours after receipt of such notice. Under emergency conditions, Management with the SPCA has the right to enter a unit and remove any dangerous animal. Any costs incurred in such an instance will be assessed to the pet owner in addition to the fine.

FINE: \$500.00

L. Pet noise

Loud noise (e.g., barking) caused by pets that will unreasonably interfere with the rights, comforts, or convenience of the other occupants of the building is not permitted in the Common Elements or the Units.

FINE: \$500.00

M. Common Pet Etiquette (Appendix C)

In addition to these rules, all pet owners are expected to follow common sense, widely accepted behavioral norms and etiquette with pets. In summary:

- Keep tight control of your pets.
 - Stand away from the elevator and hallway doors when waiting to enter or exit.
 - Be aware of corners and tight spaces.
- Have respect for OUR home and your neighbors.
 - Do not allow them to greet people or pets without expressed permission.
 - Do not let them jump on people or furniture.
 - Do not let them urinate immediately upon exiting the door on the building or planters.
 - Do not let your cats use the planters as litter boxes, even on a leash.
- Please see Appendix C for a more complete list of guidelines.

N. Service and ESA Pets

Pier 3 understands that service animals and other aid animals are not considered pets and may require reasonable accommodations. All pet owners with Service or Emotional Support Animals (ESA) that are outliers to the existing Pier 3 Pet Rules must provide appropriate documentation proving their status as such to management.

Documentation from internet certification sites is not acceptable. The documentation must be from a Licensed Healthcare Provider.

Owners must provide dated, legal documentation from a licensed physician or licensed healthcare provider who is familiar with the person stating the need, disability, or diagnosis that requires a service or emotional support animal.

The provider treating the individual with assistance from an emotional support animal must provide a letter that must be signed, dated, and contain the address of the provider.

The letter must:

- Confirm the patient has a disabling mental impairment.
- Confirm the provider is treating the mental impairment.
- Confirm the mental impairment substantially limits one or more major life activities.

Having a pet that is not in compliance with the Pier 3 Pet rules without accommodation is subject to fines and removal. **Residents obtaining a new ESA** with the ability to choose the animal **must comply with the current pet restrictions and may not be granted accommodation** without providing adequate documentation that these restrictions could not be met.

FINE: \$500.00

O. Grandfathered

Existing compliant (or accommodated) **pets already registered** with Pier 3 are grandfathered per rules at the time of original registration. You must, however, reregister them using the new forms and acknowledge these updated rules. Existing pets without updated registrations by November 4th, 2024, will be fined daily until in compliance.

FINE: \$25.00 PER DAY

Grandfathering within a household applies solely to existing compliant (or accommodated) pets already registered with Pier 3 and does not extend to any future pets nor those not already registered with Pier 3.

For renters, grandfathering only applies until the expiration date of their current lease. Landlord unit owners must update the terms of their leases to comply with these updated pet rules immediately and/or at the term end of any active leases and cannot extend active leases with expired pet rules.

P. Enforcement and Fines – Please see the Rules and Regulations Sections 1. A-G.

Each Unit Owner shall be held accountable for any violation of the Rules (and any resulting fines), or any damage caused to the common elements or limited common elements by any family members, guests, tenants, agents, and/or employees of the Unit.

In cases where an individual is found to have violated the same rule more than once, the Board of Directions retains the right to increase the published fine accordingly in an amount up to ten times the amount of the published fine.

Enforcement procedures

1. **Warning letter** -A warning letter will be sent by the Manager to the Unit Owner and tenant (if applicable) informing them of the rule violation.
2. **Fine assessment notification** -If the violation is not corrected within the specified time period, the unit owner and tenant (if applicable) will be fined.

3. If the violation is not corrected and/or the fine is not paid within the time prescribed, the Board may elect to remedy the situation in other ways, including but not limited to, removal of the pet, increasing fines, removing privileges, placing a lien on the unit or legal action.

The Pet Rules and Regulations are intended to comply with any and all laws as applicable at the time of drafting.

Appendix A - PIER 3

Resident Pet Registration and Owners' Agreement

Name of Resident: _____ Unit #: _____

Name of Pet: _____

Breed: _____ Color: _____

Approximate weight in pounds: _____ **Pet must not exceed 40 lbs. at maturity.**

Has your pet been involved in any altercation with another person or pet?

_____ YES _____ NO

If so, has remedial training taken place? _____ YES _____ NO

Philadelphia Dog License #: _____

Rabies expiration Date: _____

Veterinarian Name: _____

Veterinarian Telephone Number: _____

A copy of health certificate must be attached to this form.

I have read and understand the Pier 3 Pet Rules and Etiquette Guidelines. I agree that my pet is currently licensed in Philadelphia and vaccinated, i.e., rabies. I understand that animals should never run free in common areas. I agree that my veterinarian may be contacted to verify a background check on my pet. I agree that I will not permit my pet to soil any area within Pier 3 including the garage, entrances, exits or on the building or planters outside. If my pet accidentally soils, I must immediately clean and remove waste. If I am unable to immediately clean the soiled area, I will call the front desk, report the accident, and make a plan for clean-up ASAP. I understand fines are sent to the unit owner's association account for failure to follow any Pier 3 pet rules according to the violation procedure.

Signature: _____ Date: _____

Contact Number: _____

Appendix B - PIER 3 Visiting Pet Registration and Owners' Agreement

Name of Resident you are visiting: _____ Unit Number: _____

Name of Pet Owner: _____ Date: _____

Name of Pet: _____ Breed: _____ Color: _____

Weight of Pet: _____ **If over 40 pounds the pet is not permitted to visit.**

Has your pet been involved in any altercation with another person or pet?

_____ YES _____ NO

If so, has remedial training taken place? _____ YES _____ NO

Rabies Vaccination expiration Date: _____

In case of Emergency

Veterinarian Name: _____

Telephone number: _____

I have read and understand the Pier 3 Pet Rules and Etiquette Guidelines. I agree that my pet is currently licensed and vaccinated, i.e., rabies. I understand that animals should never run free in common areas. I agree that I will not permit my pet to soil any area within Pier 3 including the garage, entrances, exits or on the building or planters outside. If my pet accidentally soils, I must immediately clean and remove waste. If I am unable to immediately clean the soiled area, I will call the front desk, report the accident, and make a plan for clean-up ASAP.

I understand that failure to follow the Pier 3 pet rules, including pet waste removal, may include a warning or fine directly imposed on the unit owner I am visiting.

Signature: _____ Date: _____

Contact number: _____

Appendix C - Helpful Guidelines for Residents in a Pet Friendly Community

Pier 3 is proud to welcome pets as valuable members of our community. Here are some tips to nurture friendly and transparent relationships between pet owners, non-pet owners and the condominium staff.

Be sure you are familiar with the pet rules in the association documents. The General Rules link on the Pier 3 website will bring you to Rules and Regulations Revised, November 2024

Please practice proper pet etiquette to keep all furs, feathers, scales, and skins happy at our pier:

- **Please be considerate of others while moving with your pets around the property:**
 - Pets can be territorial or intimidated by other animals and people in small **spaces like entering and exiting the elevators and stairwells. Use caution** in tight spaces and around corners. Let's save the surprises for birthdays.
 - **Not all residents are comfortable around pets.** Maintain awareness and tight control of your pets. Ask before entering the elevator or other passageways where your pet can crowd **another person's personal safe space.**
 - Always ask first before you approach another resident's pet. We encourage getting to know your neighbors, but **some pets prefer leaving the socializing with strangers to their humans.**

- Make sure your pet can potty frequently enough to avoid accidents on any inside property, including the garage. **Please take them away from the building.** An entrance covered in dog urine is not welcoming to guests, residents, and prospective buyers/renters.
 - **If a potty accident occurs clean it up immediately.** If you can't, notify the office immediately that you will return to clean it up. The number for the front desk is 215-3514040. There is a \$500 fine associated with leaving accidents.

- Be aware of **pet noise or odors** coming from your unit and **resolve the issue immediately.** Forcing your neighbors to file complaints to make you fix these issues just encourages more pet rules and restrictions. There is a \$500 fine associated with these types of offenses.

- Our front sidewalk is a major Delaware River Trail thoroughfare for bicycles and pedestrians. **For your pet's safety,** please keep them close and **be very careful when exiting and entering the front of the pier.** Right or wrong, cyclists out there can go extremely fast and resident dogs have sadly been hit. Interactions with passing people and pets can also be very unpredictable.

The Pet Committee wants our community to continue to be pet friendly. Pet rules are made objectively based on experiences and evidence, not preferences. If pet owners are responsible, pets will always be welcomed, and we can **all** enjoy the accommodations that our community offers.