



## Policy

<b>Policy Number/Name:</b>	<b>8.3 Pet Policy</b>
<b>Related Article/Bylaw:</b>	<b>Article 12.7, Amendment 9. Tulsa City Code of Ordinances: Title 2, Chapter 1, Section 101, #12 and Title 2, Chapter 1, Sections 102 and 108.</b>
<b>Effective Date:</b>	<b>05/01/2020</b>
<b>Policy Owner:</b>	<b>Central Park HOA</b>

### 1. AUTHORIZATION

Whereas the Board of Directors of the Central Park Owners Association, Inc. (CPOA) is empowered to enact rules and restrictions concerning the use of the Common Elements as it deems necessary and desirable to promote the health, safety, welfare and appearance of the Property and its occupants. (Declaration of Unit Ownership Article 12.11).

### 2. PURPOSE

The keeping of pets for companionship is a common desire long held by humans. However, living at Central Park Residences requires a coexistence between pet owners and non-pet owner neighbors. The Central Park pet policy has been developed to inform and delineate the rights and responsibilities of pet owners in keeping the CPOA Articles of Incorporation and Bylaws. Pet owners, Unit Owners, and all residents are responsible for compliance with all applicable State and Local ordinances as well as this Pet Policy, by themselves, their family members, employees, visitors, tenants and all occupants of their unit.

### 3. DEFINITIONS

**CPMO** Central Park Management Office

### 4. POLICY

#### A. Pets Permitted at Central Park Residences

Central Park Residences is a pet friendly condominium community and pet ownership is welcomed subject to the following restrictions, registration requirements, and pet owner rules and regulations contained in this policy.

#### B. Registration Required to Access Common Elements

No pet shall be permitted access to, on or about any of the Common Elements at Central Park Residences unless such pet has been registered with the CPMO. Registered pets must be restrained by leash at all times while on or about any of the Common Elements and must have a current Central Park Pet Registration Tag prominently displayed on the pet's collar or leash. It is a violation of this policy for any Unit Owner to permit a pet access to, on or about any of the Common Elements if such pet is not registered with the CPMO pursuant to this policy and / or if a current Central Park Pet Registration Tag is not prominently displayed on the pet's collar or leash.

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### **C. Restrictions**

1. No more than one (1) usual and primary household pet weighing less than twenty-five (25) pounds may be kept in any Condominium without prior written consent of the Board of Directors. However, a Unit Owner owning two (2) Units, may elect to have one (1) dog allocated to the two (2) Units together rather than one (1) household pet for each Unit, in which case the dog can weigh up to fifty (50) pounds.
2. Pets shall not be kept, bred, or used for any commercial purposes. All cats and dogs must be spayed or neutered by six-months of age unless the procedure is deemed medically unsafe by a veterinarian and documentation provided with the application.
3. The following breeds, or mixed dogs of such breeds are not permitted unless the pet owner asks for and receives a waiver from the Central Park Board of Directors.

**Pit Bulls, Rottweiler, Doberman, Chow Chow, Husky, Malmute, Wolf mix, as well as any other breed deemed aggressive or dangerous by any governmental agency.**

### **D. Pet Owner Rules and Behaviors**

1. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by leash, or placed in an animal carrier.
2. Pet owners are responsible for immediately cleaning up after their pets and discarding securely bagged pet droppings in the designated containers only. Cat litter must not be disposed of in the toilets. No pet waste or cat litter may be dropped down the trash chutes unless securely double bagged.
3. Pet owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also full responsibility of the pet owner.
4. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behaviors are, but not limited to:

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- i. Pets whose unruly behavior causes personal injury or property damage.
  - ii. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1 hour or more to the disturbance of any person at any time of day or night.
  - iii. Pets in any of the Common Elements who are not under the complete physical control of a responsible human companion on a hand held leash or in a pet carrier.
  - iv. Pets who relieve themselves on walls or floors of any of the Common Elements.
  - v. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
  - vi. Pets who are conspicuously unclean or parasite infected.
5. Central Park Residences maintains manicured green spaces for the enjoyment of all owners. Pet are only permitted on green spaces that have been designated as pet-friendly. These pet-friendly designated green spaces are each equipped with a pet waste management system for the convenience of pet owners and are highlighted on the map attached hereto as Appendix A. Pets are not permitted on non-designated green spaces.
6. No pet shall be permitted:
- i. on the furniture in any Common Element at Central Park Residences;
  - ii. in any of the flower beds outside the buildings;
  - iii. in non-designated green spaces;
  - iv. in the pool area;
  - v. in the laundry rooms.
7. Pet owners must comply with all applicable State and Local ordinances related to pet ownership and care.
8. Residents are responsible for the pets of guests who visit their unit: such pets are subject to the same restrictions as resident pets. No pet(s) of guests shall be permitted on or about any of the Common Elements at Central Park Residences unless such pet is registered with the CPMO.
9. Unit Owners that allow pets in rental units are subject to all rules and regulations stated in the policy. The Unit Owner is responsible for ensuring tenants file the appropriate documentation with the office. All fees shall be added to the Unit Owner's account for payment.

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10. Pet owners shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet.

**E. Enforcement**

This policy is enforced by Central Park Security. Any resident, maintenance staff, or CPMO staff observing and infraction of any of these rules may discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance, or may report the infraction directly to security. A citation shall be issued if needed according to the rules and procedures.

**5. PET REGISTRATION PROCESS.**

A. Pet registration is required for any pet seeking access to any of the Common Elements at Central Park Residences and shall consist of:

1. Completion of a Pet Registration Form and provision of proof of vaccination records; and
2. Payment of an annual \$25.00 Pet Registration Fee.

B. Upon completion of the pet registration process, the pet owner will receive a Central Park Pet Tag, which must be affixed to the pet's collar or attached to the pet's leash, in such a manner as to make the tag visible to onlookers when the pet is on or about any of the Common Elements. Tag colors shall change annually. Pet owners shall be required to keep current all pet vaccination records with the CPMO on an annual basis in order to receive an updated Central Park Pet Tag.

**C. The Board of Directors reserves the right to request the removal of unregistered pets and pets with outdated records on file with the CPMO on the grounds that such pet constitutes a public health risk and/or danger to other residents.**

**6. PET WASTE MANAGEMENT STATIONS:**

For the convenience of pet owners, CPOA maintains several pet waste management stations throughout the Common Elements of Central Park Residences as well as cleaning supplies in both Tower lobbies adjacent to the elevators.

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## 7. VIOLATIONS

Residents in violation of this policy are responsible for any and all damages resulting from their pet and / or a violation of this policy as well as the reasonable costs associated with the enforcement of this policy. The following fee schedule sets forth the penalties for violation of this policy.

- 1<sup>st</sup> offense: \$50.00
- 2<sup>nd</sup> offense: \$50.00
- 3<sup>rd</sup> offense: \$50.00 and the Board of Directors may require removal of pet from Property

In addition to violations of this policy, a pet owner's failure to remove pet waste from any of the Common Elements of Central Park Residences is further prohibited by the City of Tulsa municipal code, and violations will be referred to the City of Tulsa code enforcement office and may result in the imposition of civil penalties.

## 5. SIGNATURE, TITLE AND DATE OF APPROVAL

*Matthew Warren*

Signature

*Sharon Hart*

Sharon Hart (May 2, 2020)

Signature

*Jennifer Miller*

Jennifer Miller (May 2, 2020)

Signature

*Jeff Dayton*

Jeff Dayton (May 1, 2020)

Signature

*Bradford Crow*

Bradford Crow (May 5, 2020)

Signature

*Mike Reeder*

Mike Reeder (May 5, 2020)

Signature

*Chris VanDenhende*

Chris VanDenhende (May 5, 2020)

Signature

Board President

Title

Treasurer

Title

Member at Large

Title

BRP

Title

Secretary

Title

Member at Large

Title

Vice President

Title

05/01/2020

Date

May 2, 2020

Date

May 2, 2020

Date

May 4, 2020

Date

May 5, 2020

Date

May 5, 2020

Date

May 5, 2020

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**REVISION RECORD**

<b>Date</b>	<b>Version</b>	<b>Revision description</b>
4/22/2019	1	New
3/16/202	2	Revised pet registration requirements; pet restrictions; and pet rules and regulations.

WEST 11th ST GARAGE

410 DELIVERY

C PARKING

410 SOUTH TOWNHOMES

410 EAST TOWNHOMES

POOL

COMMUNITY GARDEN

SOUTH PARKING GARAGE

WALKING TRACK

DOCK

MEETING ROOM

CLUB ROOM

410 TOWER

SECURITY

A/B PARKING

A/B PARKING

- PARKING A – 4 hour
- PARKING B  
Overnight 8 pm-8 am
- PARKING C – 48 hour
- PARKING D  
Vendor 8 am-5 pm, M-F  
Overnight 5 pm-8 am  
Saturday, Sunday all day
- ACCESSIBLE PARKING
- 30 MINUTE LOADING
- PET FRIENDLY AREAS

BASKETBALL COURTS

NORTH PARKING GARAGE

TENNIS COURT

GATE HOUSE

STORE

450 TOWER

GYM

DOCK

PICNIC AREA

450 WEST TOWNHOMES

450 NORTH TOWNHOMES

C PARKING

B/D PARKING

EXIT

WEST 7th ST GARAGE

MAIN ENTRANCE

450 DELIVERY



# Central Park RESIDENCES

410 West 7th Street  
Tulsa, OK 74119  
918-585-5516  
centralparktulsa.org  
office@centralparktulsa.org

CP SITEMAP MAY 2020