

TO ALL PROPERTY OWNERS AT HERITAGE VILLAGE ASSOCIATION, MOST PARTICULARLY ADDRESSED TO THE RESIDENTS AND OWNERS WHO HAVE A PET. 591575

It has been brought to the attention of the Board Members of your Association that the majority of our Condominium owners are desirous that the Covenants and Restrictions of Condominium Ownership be strictly enforced, pursuant to the animal regulations.

Buying a Condominium presents problems and potential pitfalls for consumers not familiar with the terms and conditions of this relatively new form of housing.

Condominiums are created under state real estate laws which spell out conditions, covenants and restrictions governing the sale, ownership, use and disposition of the property under state laws.

ACCORDING TO THE COVENANTS OF CONDOMINIUM OWNERSHIP: Art. XVI pg. 18 "No dog shall be allowed in or upon the COMMON AREA without being held and retained on a leash. Further, if a substantial number of unit owners have caused to lodge complaints about such animals or pets, either the Board of Directors or the Architectural Control Committee may act upon such complaints, or such board or committee may act independent and of their own discretion and EXCLUDE or forbid all dogs, cats and other household pets upon the project properties."

Section 4; page 19 "No noxious or offensive activity shall be carried on in or upon any unit, residence, Lot, nor in the COMMON AREA nor shall anything be done therein which may be or become an annoyance or nuisance to the other owners."

We have a document with the signatures of the majority of unit owners who have petitioned the Board of Directors to strictly enforce this Covenant. Pursuant to Art. XVI we will also exercise our right to EXCLUDE all pets upon the project properties.

We as Board Members are governed by the Covenants and By-Laws regardless of our personal feelings and we can no longer disregard the complaints of our people.

The animals that are presently here will be allowed to remain if their owners conform to the above restrictions, and in addition the feces must be picked up, by the pet owner, and disposed of immediately. When the pets you presently own are no longer with you, there will be no other pet allowed.

SOME OF YOU DO NOT UNDERSTAND THE COVENANTS. PLEASE BE INFORMED THAT THE PATIO IS COMMON AREA, SO PETS MUST BE HOUSED AND KEPT AT ALL TIMES WITHIN THE WALLS OF YOUR UNIT. EVERYTHING OUTSIDE YOUR UNIT WALLS IS COMMON AREA. WHEN EXERCISING YOUR PET IT MUST BE HELD, BY THE OWNER, ON A LEASH. IT MUST NEVER BE OUTSIDE YOUR UNIT WALLS UNLESS HELD AND RETAINED, BY THE OWNER, ON A LEASH.

Section 1 pg. 13: ENFORCEMENT "Any unit owner has the legal right to enforce any restriction in our Covenant." It need not be a Board Member or Director.

We feel we have reached a satisfactory conclusion to our problem, not forcing present owners to give up their pets, but also enforcing the covenant and purchase agreement that the MAJORITY of us were aware of when we purchased our Condominium.

FROM THE "CONDOMINIUM PROPERTY ACT" At the Court House 55-1823: "Any person who shall willfully violate any provision of this act or who willfully violates any rule or regulation or order of this act, or who willfully violates any rule or regulation or order of the commission made and served upon said person, pursuant to the provisions of this act to be unlawful, shall be guilty of a FELONY."

You are officially notified that you have 15 days to comply with the above By-Laws, Covenants and Restrictions, thereafter Court Action will be forthcoming.

A copy of this INSTRUMENT will be sent to all Realtors, and also to each unit owner so that when he resells it will be according to this restriction.

Sworn + subscribed to me on this 11th day of January, 1978

Shannon Hurd
Notary Public
for Danvers County
State of Vaoh

NOTARY SEAL HERITAGE VILLAGE ASSOCIATION REPRESENTATIVE

Ora L Brown

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RECORDED AT REQUEST OF
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Ora Brown
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