



November 22, 2006

To: All Galaxy Residents
From: Susan Fitzpatrick, General Manager
Re: RULES AND REGULATIONS REGARDING PET WASTE
Notice of intent to begin fining residents who do not curb their pets.

Lately, we have been receiving an alarming number of reports from residents complaining about dog owners who have not been properly cleaning up after their dogs when walking them on Galaxy property. I am sending this memo to remind all pet owners of the proper procedures for walking their dogs. On the back of this letter you will find the GTCA rules and regulations regarding pets. If you need an extra set of these rules, copies will be left at the Concierge desk, or you can contact Eric Duprey at Eduprey@gtca.org and he will send you a set via email.

Management is also aware of an increase in pet waste incidents from the number of times that our employees have had to repeatedly clean up pet waste found in the garage, the interior (carpeting) of residential hallways, the elevators, the front entranceways of all three towers, and other areas surrounding the building. All of these areas are being soiled and damaged by negligent pet owners, and the costs associated with addressing the problem of pet waste are sharply increasing. This 'quality of life' issue is causing continual disruption to our Custodial Service schedules as porters are taken away from their regular duties to promptly respond to calls of pet waste left around the property. This increasing problem and the escalating costs associated with it have now forced us to increase the actions that are taken against negligent residents who allow their pets to urinate and defecate on the Galaxy property.

If you own or are caring for a dog, please take your dog off the property to do its business, and please clean up afterwards. If you do not follow this procedure, **you may be fined a minimum of \$25 (up to a maximum of \$200) and billed \$36 per hour (minimum of 1 hour) for the cleanup expenses.** Galaxy property includes the garage, plaza, the area outside of the mall, the grassy area along Ferry Road and the grassy area in front of Hudson Institute of Medical Sciences. Residents should also be aware that dogs are not permitted in the Mini Park at any time.

While it is the responsibility of Management to enforce the rules, neither the Board, Management, or GTCA employees derive any sense of satisfaction in monitoring, reporting or fining residents who do not follow them. The problem has become so prevalent and unbearable, however, that Management has instructed Galaxy employees to report instances where residents are not following the rules, and we are going to begin to implement fines against those residents, in a campaign to stop this problem.

Because we understand that sometimes it takes a little time to teach an old (or young) dog new tricks, we will give all residents a short grace period to adjust to the fact that we are going to be vigilantly working to solve this problem. We will begin imposing fines on pet owners who disregard these rules starting on **December 1, 2006**. I hope that every pet owner takes a moment to familiarize themselves with these rules so that together, we can avoid the unpleasantness of both the pet waste and the fines that will be levied against offending residents.

GALAXY PET RULES

According to the GTCA governing documents, pets are permitted at the Galaxy as part of the privilege of residency. All residents are subject to the following rules, as specified in the documents of the GTCA.

1. Pets are not permitted to run at large.
2. Pets are not permitted upon the common elements of the Condominium, unless they are carried or leashed. No leash may exceed six feet in length. Pets should be restricted to a short leash, (not exceeding three feet) in elevators.
3. No pets may be leashed to any stationary object on the Common Elements.
4. Pets are not permitted in the Mini Park, nor on the grassy portions of the property near Ferry Road, the South Lawn, and the lawn area on Boulevard East adjacent to Tower I.
5. Pets must be curbed when off Galaxy property; and owners must pick up and dispose of dog waste.
6. Pets are not to be permitted to urinate in the Plaza area, or anywhere on the Galaxy property.
7. Any resident whose pet causes damage to the Galaxy property will be responsible for the full cost of repairing or replacing that property. In the event any damage involves the soiling of carpeting, the resident will be responsible for the cost of replacing the section of carpeting containing the soiled sections up to the nearest existing seams.
8. Pet owners are responsible for any damage to private property, as well as for any injury or disturbances their pet may cause or inflict. Pet owners are responsible for assuring that their pets do not make noise, which disturbs other residents.
9. Residents shall not allow their pets to molest, attack or otherwise interfere with the freedom of movement of persons on the Galaxy property, or to create a disturbance in any other way.
10. Due to possible allergies or phobias of some residents, pets may not be transported in any elevator in which a passenger or person awaiting use of the elevator objects to the presence of the pet in the elevator, however the person who first arrived at the elevator is entitled to first use in case of any objections.
11. All bites or attacks by pets should be reported to Security and in writing to the Galaxy Management office.

PENALTIES TO DOG OWNERS

For each violation of these rules, the GTCA or the Covenants Committee may impose a fine of up to \$200 for the first offense.

Residents are cautioned that if any pet causes a danger to the health, safety, or welfare of any owner or resident, the GTCA may directly institute a court action to remove the offending pet.

A pet owner must control the pet at all times. Continuous barking of a dog left alone in an apartment, or the failure to police a dog as it urinates or defecates anywhere on the Galaxy property, may result in a hearing before the Covenants Committee, with resulting fines and loss of privileges. While we all enjoy our pets, (and it is permissible for a resident to have a dog), we must respect the Galaxy rules, and must maintain and control our pets in a manner that respects the rights of other Galaxy residents.