

Falcon Ridge Townhomes Association  
Pet Policy  
Adopted September 29, 2020

No animals, livestock or poultry of any kind shall be raised, or kept on any Lot, except that Owners, family members, other occupants, guests, or invitees shall be permitted to have pets limited to dogs, cats, birds, fish, small rodents and small reptiles provided that the following is adhered to:

1. All Altoona city ordinances.
2. (i) no more than two dogs per Living Unit; or (ii) no more than one dog and one cat per Living Unit; or (iii) no more than two cats per Living unit and further provided that they are not kept, bred or maintained for any commercial purpose.
3. Any person owning or keeping a pet shall be responsible for caring for their pet(s) in a manner as to keep them from becoming a nuisance to other persons. This includes ensuring that a pet does not create noise that can be heard inside another Living Unit.
4. Keep his pet(s) leashed at all times when they are outside the Living Unit.
5. Be responsible to clean up waste or excrement from such pet(s) and for the repair of any damage to the Property caused by the pet(s). Failure to do so in a prompt or responsible manner shall result in a fine as determined by the Board of Directors.

Should any Owner be found by the Board of Directors to be in violation of these provisions on three or more occasions, the Board of Directors, at its sole discretion, shall have the authority to require the removal of the pet(s) from the Property within thirty days of receiving written notice from the Association.