

Section 13

Pets

PET REGULATIONS

Ref: Declaration 9.9

1. For the purpose of this provision, “household pets” will be limited to domesticated dogs, cats and birds. Pets that are NOT permitted: All species of rodents (including but not limited to mice, rats, gerbils, hamsters, guinea pigs); all reptiles, amphibians, and invertebrates (including but not limited to snakes, lizards, frogs, toads, spiders, scorpions, and insects); and exotic pets. No animals, livestock, or poultry of any kind other than PTCA registered household pets shall be kept, bred, or maintained on any part of the property.
2. Each pet must be registered separately on a PTCA Pet Registration Form, [Section 13 Pet Registration Form Fillable](#) also available at www.ptcatacoma.org or from the association Manager. The non-refundable pet registration fee is \$100 for each cat or dog payable to PTCA. Birds are exempt from the fee.
3. No more than two (2) total household pets are permitted in a unit at any time. The limit applies to registered resident pets **plus** visiting pets (see # 16 below).
4. The combined weight of the pet(s) at adulthood may not exceed forty (40) pounds.
5. Unit owners and lessees/special occupants requesting to register a pet(s) must complete all requirements listed on the Pet Registration form prior to moving the pet(s) into the Unit. Per instructions from the association Manager, dog owners are required to obtain a Weight Certification Letter from the BOD approved veterinarian prior to moving the dog(s) into the Unit.
6. If a Unit is occupied by a lessee/special occupant who owns a pet(s), the Unit owner as well as the pet owner must sign the Pet Registration form.
7. The Unit owner is responsible for compliance with City of Tacoma licensing and vaccination requirements for any pets housed/kept in his Unit, in accord with Tacoma Municipal Code Title 17, Animal Control.
8. Pets must not be kept, bred or maintained for any commercial use or purpose.
9. Household pets must be controlled in such a way as to minimize excessive noise.
10. When outside the unit, household pets must be kept under control of the owner. Pets must be leashed and controlled at all times. In accord with Tacoma Municipal Code Title 17, Animal Control, pet owners are obligated to take all necessary steps to ensure their pets are not permitted to display aggressive, menacing behavior or to otherwise threaten the safety of humans or domestic animals on public or PTCA property.

11. Use the elevators instead of stairwells to take your pet outside.
12. Do not allow your dog to relieve itself anywhere inside the building in the Common Elements, inside P1 or P2 garage or within 25 feet of any entrance.
13. **Disposal of Pet waste of any kind is prohibited in the GREEN garbage bins located on residential floors.** The confined space creates unacceptable odor and can be a health hazard. In addition, punctured or poorly secured bags of pet waste contaminate the entire bin. Remember, most residents are not pet owners. Be a responsible pet owner and dispose of pet waste properly.

Proper Disposal of Pet Waste

- **Dog waste:**
Always bag and tie dog waste and dispose:
 - in the In-Ground Pet Waste Located outdoors, to the right of the paved area as you approach the detached garages. **OR**
 - in the small Animal Waste cans located near the pedestrian doors on P1 and P2.
- **Cat Waste:**
 - Large bags of used cat litter must be double bagged, securely tied and disposed in the GREEN garbage bins on **P1 and P2 only**.
 - Scooped cat waste must be bagged, securely tied, and disposed in the small Animal Waste disposal cans located on **P1 and P2**. **Never** flush scooped cat waste down the toilet because kitty litter continues to absorb water and can eventually clog your toilet and the Common Element sewer pipes.
- **Bird droppings:** must be double bagged in plastic, securely tied, and disposed in the green bins on **P1 and P2 only**.

Pet Waste “Accidents”

Any animal waste occurring in PTCA Common or Limited Common Elements must be cleaned and the area sanitized immediately by the responsible Unit owner. Pet owners are reminded to pay close attention to pets while in the Common Elements. Failure of the owner to notice the pet depositing waste in the Common Areas is not a mitigating factor in assessing the fine. Pet owners are responsible for taking all necessary measures to ensure their pets do not deposit waste in Common Elements.

Visiting Pets

All occupants, visitors, and guests of Pacific Tower are required to follow all PTCA pet restrictions. Residents who allow a non-resident (visiting) pet onto PTCA property (daytime or overnight) are required to ensure all PTCA pet regulations are followed including the definition of household pets, total number of pets in the unit (maximum of 2) and combined weight restrictions in addition to the noise, nuisance, and all other PTCA regulations. If the visiting pet will remain on PTCA property for more than 30 days (consecutive or not) in any calendar year, the visiting pet must be registered with PTCA and payment of the non-refundable pet fee of \$100 per cat or dog is required.

Enforcement:

- ❖ Pets are not authorized to reside in the Unit until the Pet Registration form (available at www.ptcatacoma.org or on the TMT portal) is submitted and the owners are notified that registration is complete (by email or phone) from the association Manager. Incomplete or unsigned forms will not be accepted. Unit owners are responsible for any fines or fees resulting from pet rule violations by their lessee/special occupant and their visitors or guests.
- ❖ If a pet owner fails to promptly clean-up pet waste in the Common or Limited Common Elements, the Unit owner will be billed for professional cleaning in addition to an immediate fine (no warning) of up to \$300 for each incident.
- ❖ Improper or unsanitary disposal of pet waste may result in an immediate fine (no warning) of \$100 plus costs for cleaning and sanitizing the affected area.
- ❖ Animals whose owners repeatedly fail to follow all PTCA pet restrictions will be considered a nuisance and may be removed from the property by the Board of Directors at the owner's risk and expense if not voluntarily removed within 24 hours after written notice from the BOD.