



MUSEUM TOWER ASSOCIATION

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Pets

1. Residents must register with management any of their animals that are required to be vaccinated and licensed by City of San Diego Code. Registration shall include the animal and its predominant breeds, animal owner's name, unit in which the animal is kept, any governmental registration information, proof of vaccination, and proof of liability insurance coverage for that animal, including the specific breed. If a previously registered animal is no longer being kept in a unit, the resident should notify management.
2. Guests who bring any animals onto Association Common Property must declare those animals with the concierge at the time the animal is brought onto the Property. And the host is to provide appropriate proof of insurance pursuant to paragraph 1 above.
3. Residents shall ensure that, while on Association Common Property, their animals are wearing identification of the owner.
4. The Board can prohibit the presence of any animal which constitutes, in the reasonable opinion of the Board, a nuisance.
5. Any animal that the Board determines in its sole and reasonable discretion to be "vicious" and/or "dangerous" will be considered a "nuisance" and immediately removed from the Unit and not be allowed anywhere on Association Common Property. For the purposes of this Policy, "vicious" and/or "dangerous" is defined as follows:
 - Any animal that has at anytime in the past, attacked a human being or domestic animal or
 - Any animal that on Association Common Property approaches any person with an apparent attitude of aggression or otherwise terrorizes any person or
 - Any animal with a known propensity, tendency, or disposition to engage in an unprovoked attack, cause injury or to otherwise endanger the safety of human beings or domestic animals, or
 - Any animal that engages in, or is found to have been trained to engage in, exhibitions of fighting, or
 - Any animal at large found to attack, menace, chase, display threatening or aggressive behavior or otherwise threaten or endanger the safety of any person or domestic animal.

6. The Board of Directors will conduct a hearing prior to designating any animal as “vicious” or “dangerous”; the resident and unit owner will be provided with a minimum of 15 days written notice of the hearing. The determination of the Board of Directors will be final and binding.
7. Owners of animals shall be responsible to clean up after their animals on Association Common Property. Unit Owners will be financially responsible for cleanup and/or repairs of damage to the Association Common Property or Residential Units of others that are caused by animals associated with their units. Any litter deposited by animals on walkways or other common areas must be removed immediately by the caretaker of the animal. **Pinnacle residents will be held accountable through the Association’s Rules Enforcement Policy, if their animals are found to have urinated or defecated on the surrounding areas of the Pinnacle Museum Tower.**
8. Unit Owners are responsible and liable for any personal injury or property damage caused by animals associated with their units. Owners and renters shall advise their tenants and guests of the Pet policies and ensure that their guests comply with the policies.
9. No household may keep more than an aggregate of two (2) animals.
10. All animals must be kept inside the unit when unattended and may not be left on balconies without the direct supervision of the caretaker or permission of the Board. Animals shall not be allowed to be anywhere on the Association Common Property unless properly leashed and under control. Except for Service Dogs, animals are not allowed anywhere on Floor 2 at any time. Certain breeds of animals, and/or individual animals, may be required by the Association’s Board to have a full snout muzzle at all times when on Association Common Property. Please see the list below of breeds requiring a muzzle.
11. No animals of any kind shall be raised or bred in any unit, except that domesticated dogs, cats or other ordinary household pets may be kept in the unit, provided they are not kept, bred or maintained for any commercial purpose. Livestock, poultry or farm animals are strictly prohibited.
12. Using the “Disturbances/Nuisances” section of this Handbook as a guide, residents who are disturbed by an animal are urged to first contact the caretaker regarding the disturbance and if unsuccessful in eliminating the disturbance, to submit a written notice to the Association.
13. No Owner or resident shall maintain any aquarium or other container that contains or can hold more than 30 gallons of water.

According to the CDC, the following breeds were involved in the most dog bite fatalities in the U.S. Published 2004 and thus, are subject to muzzling:

1. Pit Bull - 76
2. Rottweiler - 44
3. German Shepherd - 27
4. Husky-type 21
5. Malamute - 15
6. Wolf-dog hybrid - 14
7. Mixed breed - 12
8. Chow - 11
9. Doberman - 10
10. Great Dane - 8
11. St. Bernard - 8
12. Akitas