

Concord Square Village Owners Association Inc.

Animal Restrictions – CSV Associations Declarations and City of Parma Ordinances

DRAFT (01/17/24)

EXAMPLES of GENERAL CONDOMINIUM DECLARATION RESTRICTIONS

Refer to your CSV BUILDING'S OWNERS ASSOCIATION DECLARATIONS

1. The keeping of any permitted pet is subject to any rules and regulations the Board adopts. The Rules may, without limitation, regulate the number, type, and size of any animals, require the registration of pets with the Association, and/or restrict pets to only those designated areas of the Condominium Property.
2. The feeding of any animal, other than a permitted pet, is prohibited. Birdfeeders are prohibited or to only designated areas by the Association Board.
3. No Unit Owner may permit a dog to defecate on or within any condominium property and patios areas at any time.
4. Any permitted pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Condominium Property subject to these restrictions on three days written notice from the Association Board.

CODIFIED ORDINANCES OF THE CITY OF PARMA, OHIO

CHAPTER 618: Animals

618.14 DUTIES OF THE POLICE DEPARTMENT.

It shall be the duty of the Police Department officers to enforce the provisions of this chapter and any regulations issued by the Safety Director and to assist the animal control officer in enforcing the provisions of this chapter.
(Ord. 45-06. Passed 11-20-06.)

618.15 PROPER MAINTENANCE OF ANIMAL YARD, STRUCTURES AND PENS.

(a) No person shall keep or maintain any animal in any yard, structure or area that is not clean, dry and sanitary, free from debris and offensive odors and free of rodents and vermin.

(b) All animal pens and yards shall be so located that adequate drainage is obtained, normal drying occurs and standing water is not present.

(c) All yards, structures, or pens in which animals are kept shall be subject to inspection by the Health Officer and/or animal control officer. If the Health Officer or the animal control officer determines from such inspection that the premises are not maintained in a clean and sanitary manner, he or she shall notify the owner/guardian of the animal in writing to correct the sanitation deficiencies within 24 hours after the notice is served. If the sanitation deficiencies continue after the initial 24-hour notice is given, the Health Officer or animal control officer shall, at his or her discretion, either issue another 24-hour notice of violation or issue a citation. Once the owner/guardian of the animal has received one notice of sanitation deficiencies, if any subsequent inspections reveal sanitation deficiencies, a citation will be issued. Any animal kept under any condition which could endanger the public or the animal's health, or create a health nuisance, may be impounded. Animals shall be released after fees are paid and cause for impoundment has been corrected.

Concord Square Village Owners Association Inc.

Animal Restrictions – CSV Associations Declarations and City of Parma Ordinances

DRAFT (01/17/24)

(d) **No person shall feed any animal, including but not limited to wild animals, birds, other wildlife or domestic animals, other than in suitable containers for food elevated at least 48 inches above ground level and of such design and construction as to minimize the potential for food and/or seed from spilling or dropping to the ground. Such feeding shall be allowed so long as it does not create a nuisance or interfere with another's property. Such nuisance activity shall include, but is not limited to: excessive animal noise, excessive amounts of animal droppings, attracting enough animals to burden neighboring properties, birds perching on neighboring properties as a result of food availability, garbage left where it may attract wildlife, or debris that may provide a nesting area.**

(e) This section shall not apply to owner/guardians feeding their own pets on their property as long as by doing so it does not create a nuisance or attract any other animals, birds or rodents.

(f) Whoever violates or fails to comply with any of the provisions of this section is guilty of a misdemeanor of the second degree. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

(Ord. 45-06. Passed 11-20-06; Ord. 157-11. Passed 7-5-11.)

618.16 REMOVAL OF ANIMAL FECES.

(a) The owner/guardian of any animal, when such animal is off the owner/guardian's property, shall be responsible for the removal of any feces deposited by such animal on public walks, streets, recreation areas or private property. **No owner/guardian shall fail to remove or provide for the removal of such feces before taking such animal from the immediate area where such defecation occurred.**

(b) Whoever violates this section is guilty of a misdemeanor of the third degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

(Ord. 45-06. Passed 11-20-06; Ord. 157-11. Passed 7-5-11.)

618.05 RUNNING AT LARGE PROHIBITED, EXEMPTIONS.

(a) No owner/guardian of any animal, including, but not limited to, dogs and cats, shall permit such an animal to run at large within the City at any time. **Any animal shall be deemed running at large when such an animal is not inside a resident structure, secure fence or pen; on a leash and held by a person capable of controlling such animal; or tethered in such a manner as to prevent its getting on the public right-of-way or another's property.** This provision shall not apply to dogs being obedience trained by a certified trainer.

(b) No person shall permit a County or City registration tag to be worn by any animal other than the animal for which such tag is issued.

(c) While a racing pigeon is flying at large, the owner/guardian must be outdoors to observe the flight of such bird to correct nuisances that may occur or be caused by such racing pigeon.

Concord Square Village Owners Association Inc.

Animal Restrictions – CSV Associations Declarations and City of Parma Ordinances

DRAFT (01/17/24)

(d) Whoever violates any of the provisions of this section is guilty of a misdemeanor of the second degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues. (Ord. 45-06. Passed 11-20-06; Ord. 157-11. Passed 7-5-11.)

618.07 NUISANCE ACTIVITIES PROHIBITED.

(a) The owner/guardian of any animal shall take all reasonable measures to keep such from becoming a nuisance. For the purpose of this provision, “nuisance” means any animal which:

- (1) Molests or interferes with persons in the public right-of-way;
- (2) Attacks or injures persons or other domestic animals;
- (3) Damages public or private property by its activities or with its excrement;
- (4) Scatters refuse that is bagged or otherwise contained;
- (5) Causes any condition which threatens or endangers the health of well-being of persons or other animals;
- (6) Attacks, injures or kills wildlife while at large.

(b) Whoever violates this section is guilty of a misdemeanor of the third degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

(Ord. 45-06. Passed 11-20-06; Ord. 157-11. Passed 7-5-11.)

618.08 EXCESSIVE ANIMAL NOISE PROHIBITED.

(a) No owner/guardian, keeper, harborer or person in charge of any animal shall permit such animal to make excessive noise that disturbs a neighbor. The following definitions and conditions shall apply to this provision:

- (1) “Excessive noise” means any animal noise which is so loud and continuous or untimely so as to disturb the sleep or peace of a neighbor;
- (2) “Neighbor” means any person residing in a resident structure which is within 100 yards of the property on which the animal is owned.

(b) Whoever violates this section is guilty of a misdemeanor of the third degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

(Ord. 45-06. Passed 11-20-06; Ord. 157-11. Passed 7-5-11.)