

Temporary Rooftop Pet Relief Access (Elevator Outage Only)

The purpose of this policy is to provide a safe, sanitary, and strictly limited temporary option for dog owners when the building elevator is out of service for repairs. This option applies only during verified elevator outages and does not modify extant policy.

1. Activation and Duration

- This policy is in effect only when the elevator is out of service for repairs, as confirmed by the property manager or Board.
- Use of the rooftop pet relief area is prohibited at all times when the elevator is operational.

2. Eligibility and Registration

- Owners must provide proof of:
 - Current rabies vaccination; and
 - Microchipping in the dog's name or the unit owner's/tenant's name.
- The Board and property manager reserve the right to deny or revoke registration if use poses an unreasonable risk to health, safety, or quiet enjoyment.

3. Access and Movement

- Access to the rooftop for pet relief is permitted only via the stairwells; dogs and owners may not enter or pass through any interior 12th-floor common areas other than the stairwell landings.
- Dogs must remain leashed at all times while in the building and on the rooftop.
- Owners must go directly from the stairwell to the designated relief area and return directly to the stairwell after use. No loitering or recreational use of the rooftop with pets is permitted.

4. Designated Relief Area

- Dogs may only use the designated artificial-grass relief area marked by signage or barriers.
- Owners are fully responsible for any damage caused by their pets.

5. Sanitation and Cleanup

- Owners must:
 - Immediately pick up and properly dispose of all solid waste using their own bags.
 - Use the provided disinfectant from the rooftop dispenser on the soiled area after removal of solid waste and/or visible urine spots.
- Any accidents occurring outside the designated area (including stairwells or other rooftop surfaces) must be cleaned immediately by the owner using:
 - The provided disinfectant; and/or
 - Personal cleaning solution (e.g., soap-water mixture in a squeeze bottle).
- Failure to clean up promptly and thoroughly will be treated as a sanitation violation.

6. Owner Responsibility and Conduct

- Owners are solely responsible for their dogs' behavior, waste, and any damage.
- Dogs showing aggressive behavior, excessive barking, or creating repeated sanitation issues may be permanently barred from rooftop.

7. Enforcement and Penalties

- Violations of this policy – including but not limited to:
 - Using the rooftop with pets when the elevator is in service;
 - Allowing pets off-leash or use of non-designated areas;
 - Failing to clean up and disinfect, or;
 - Failure to abide by these policies may result in: Immediate loss of rooftop pet privileges; Fines in accordance with the Association's nuisance policies; and Assessment of cleaning, repair, and related costs to the unit owner.