

**AMENDMENT TO BY-LAWS
OF
122-124 LEXINGTON COURT CONDOMINIUM OWNERS ASSOCIATION, U.A.**

The undersigned, being all of the owners of both units of 122-124 Lexington Court Condominium Owners Association, U.A. (the "Association"), acting pursuant to the Article VI of the By-Laws of 122-124 Lexington Court Condominium Owners Association, U.A. (the "By-Laws"), hereby amend and restate Article V, Section 7 of the By-Laws as follows:

Section 7. Pets. Unit owners may not keep pets in their unit, within the limited common elements, or within the common elements of the Association except as follows:

- (a) Permitted Pets. Unit owners may keep a maximum of two dogs, or two cats, or one of each within their unit. In addition to the aforementioned dogs and/or cats, unit owners may keep birds, hamsters, and/or fish within their unit.
- (b) Restricted Breeds and Species. Notwithstanding the limited authorization in Section 7(a) to keep pets, unit owners may not keep in their unit or anywhere on the condominium property any Pit Bull, Doberman Pinscher, Rottweiler, or any breed of dog or other species that is prohibited by applicable law or the Association's insurance company or that the Association's insurance company identifies as requiring additional insurance. This prohibition applies even if the unit owner is willing to pay the cost of additional insurance. Moreover, unit owners may not keep snakes, venomous animals, or any dangerous or exotic animals in their unit or anywhere on the condominium property.
- (c) Containment and Control. Unit owners must keep their pets within their unit and/or their limited common elements any time that the pets are on condominium property. Pets must be kept on an appropriate leash, tethered, enclosed, carried, or otherwise restrained from running loose anytime they are outside of the owner's unit.
- (d) Nuisance and Sanitation. Unit owners must ensure that their pets do not create excessive noise, odors, or disturbances. All pet waste anywhere on the condominium property must be cleaned up and immediately disposed of in an appropriate manner.
- (e) Liability and Legal Compliance. Unit owners must indemnify and defend the Association and/or the other unit owners for any liability, cost, fine, or expense incurred, whether direct or indirect, whether foreseeable or unforeseeable, as a result of the unit owner's pets. Unit owners must comply with all applicable laws and ordinances regarding licenses and otherwise regarding their pets and failure to do so shall be a violation of these By-Laws.

Except as set forth above, the unit owners hereby re-affirm the By-Laws of the

Association, subject to their right to amend the By-Laws from time to time in the future in accordance with their terms.

Dated: November 6th, 2025

**122-124 Lexington Court Condominium
Owners Association, U.A.**

By: Scott Koenigs

By: Callen Vollbrecht

By: T J P

By: Kristen Pool