

Birch Knoll Condominium Association

Temporary Pet Enclosure

Adopted by the Board of Directors of the Birch Knoll Condominium Association on January 26, 2003.

Unit owners may erect a temporary pet enclosure at their own expense without prior approval under the following conditions:

1. This policy applies to unit owners who want a pet enclosure but can not get a fence installed prior to the ground freezing. A temporary pet enclosure is allowed in these cases, but for only one winter. All temporary pet enclosures must either be dismantled or surrounded by a fence in compliance with the Fence Policy before July 15th.
2. A temporary pet enclosure must conform to the Municipality of Anchorage (MOA) sight and distance standards for residential lots. If the temporary pet enclosure will encroach into a minimum MOA zoning setback, a waiver from the MOA is required prior to installation. If the temporary pet enclosure will encroach into a utility easement, letters of non-objection must be secured from the subject utility(s) and be presented to the association prior to installation. The utility Locate Call Center phone number is #278-3121. All of these items are the responsibility of the unit owner prior to installation of the temporary pet enclosure.
3. A temporary pet enclosure must be a temporary structure, not anchored to the landscaping. It should be made of chain-link fencing, or of similar materials, and be both sturdy and aesthetically pleasing. Examples of acceptable temporary pet enclosures are in the Appendix
4. A temporary pet enclosure is not to exceed 144 square feet in size, must not exceed six (6) feet in height, and may be positioned anywhere within the unit's backyard. A unit's backyard, for the purpose of the policy, is an area that begins at the back corner of the unit and runs parallel with the side of the unit to the back, not to exceed 20 feet in length from the unit's corner.
5. Unit owners are required to maintain the temporary pet enclosure to keep it attractive, sanitary, and in an orderly condition. Animal waste must be picked up and disposed of properly at least on a weekly basis. Maintenance of the lawn within the temporary pet enclosure area is the responsibility of the unit owner and must be kept at the same standard as the lawn in the common areas. The unit owner is responsible to bring the landscaping up to the standard of the common areas upon removal of the temporary pet enclosure.

6. Temporary pet enclosures are located on common areas owned by the association and the association, under the direction of the board of directors, has the right to remove any or all parts of the temporary pet enclosure, or have the unit owner do so, if the temporary pet enclosure does not comply with the provisions of this policy and if the association needs access obstructed by the temporary pet enclosure to maintain or repair a unit, utility, or grounds. It is the responsibility of the unit owner either to repair the temporary pet enclosure or remove it upon request of the board of directors.
7. Any exception to this policy requires a written request to be approved by the board of directors of the association prior to installation of the temporary pet enclosure.

APPENDIX

A. Animal Pen Kits

Lowes, chain link w/door

Dimensions of pen: 4' H x 6' x 8'

Cost: ~ \$200

B. Animal Warehouse

Dimensions of pen: 48" H x 24"

8 panels of heavy metal (sort of like chain link but a little different)

Cost: ~\$106

C. Animal Warehouse

Dimensions of pen: 42" H x 24"

8 panels of heavy metal (sort of like chain link but a little different)

Cost:~ \$103

D. Chain link panels/gates (all galvanized steel)

48" H x 42" W; 11 gauge

Cost: ~\$18.49 ea

60" H x 42" W; 11 gauge

Cost: ~\$25.47 each

60" H x 72" W

Cost: ~\$44.95

60" H x 144" W (2 panel set)

Cost: ~\$78.00

48" H x 144" W (2 panel set)

Cost: ~\$63.00

48" H x 120" W (2 panel set)

Cost: ~\$58.00

Other Materials (to be used to connect panels):

Panel clamps (includes carriage bolts) 2 sets = \$2.49

(Would need 2 sets to join 2 panels together)