

To: Residents of Chartridge  
From: Board of Directors  
Date: Sunday, June 24, 2012  
RE: Pit Bulls and Pit Bull Cross-Breeds Liability Law

On April 26, 2012, *Tracy v. Solesky*, et al. CA No. 53 Sept. Term 2011, Maryland's highest court ruled that pit bulls and pit bull cross-breeds are inherently dangerous because of their aggressive and vicious nature and the breed's capability to inflict serious and sometimes fatal injuries. The *Solesky* case does not prohibit people from owning pit bulls; it simply established liability to any harboring party and to any third party (e.g. landlord and/or Home Owners Association) that knows or should know of the harboring of pit bulls and if that third party has the right to control the presence, or the right or opportunity to prohibit such dogs on the premises.

In laymen's terms, all that needs to occur is for a pit bull or pit bull cross-breed to injury someone and Chartridge Association Inc. would be held liable because we had the opportunity to prohibit a breed which the State ruled as inherently dangerous.

The Board of Directors received notification from legal counsel dated May 19, 2012, which recommended that Chartridge adopt rules and policies which would limit our legal liability in the event that a resident owns a pit bull or pit bull cross-breed.

Effective immediately, pit bulls and pit-bull cross breeds will be prohibited from all common areas. We are not saying residents cannot own this specific breed, we are simply asking that owners not bring the dog to the common areas of the community. Signs will be posted in and around the common area alerting residents to this change in law in the near future.

Please note that this change in rules/policies for the common area do not in any way reflect a lack of compassion for pit bulls and their owners by the Board of Directors. Should anyone have any questions, comments or concerns regarding this matter please contact the Board of Directors at [board-of-directors@chartridge.com](mailto:board-of-directors@chartridge.com).