

PETS

Purpose of the Policy

- To regulate the number, type and behaviour of pets in our co-op and to stress member responsibility for pets.

Policy

1. All pets must be registered with the co-op.
2. Members are allowed two animals per unit. They may also have contained pets: fish, gerbils, hamsters or guinea pigs within their unit. The Board must approve ALL other pets but may reasonably withhold permission. Contained pets must remain inside cage when outside the unit. All dogs must be a small or medium breed, no larger than 22 inches at the shoulder, if the member is residing in the apartments. Guide dogs and other assistance dogs are not counted in the number of pets per unit. These animals MUST have registered training certificates.
3. The co-op reserves the right to refuse any pet it considers dangerous and to require the member to remove any pet that causes persistent noise, damage or other problems.
4. The Board may use discretion when authorizing larger dogs in apartments, due to special circumstances.
5. All uncontained pets must:
 - Wear identification tags when outside.
 - Not be tied up and/or left unattended for unreasonable periods of time when outside
 - Be spayed or neutered. Owners must provide proof.
 - Be vaccinated. Owners must provide proof prior to move-in and updated every two (2) years thereafter.
6. All uncontained pets must be on a leash when outside of the unit. If a pet is allowed to run off leash a fine will be imposed as per the Fines and Warnings Policy i.e. hallways, underground parking and unfenced areas of townhouses. Pets must not be left out at night or when the owner is not at home.
7. Pets are at no time permitted in the playground area the area which is surrounded by wooden planking; where the slides and swings are. If a pet is allowed in this area a fine will be imposed as per the Fines and Warnings Policy.
8. If a member's pet soils any flooring/walkways (carpet, mats, linoleum, sidewalks) in the common areas the member must immediately and properly clean the area.

9. Owners must immediately pick up, and properly dispose of all droppings. Failure to do so will result in a fine as per the Fines and Warnings Policy.
10. Members are responsible for all damages caused by their pet and will be charged accordingly.
11. Members who have visitors with pets must follow all the rules with the exception of registering their pet.
12. As of the date of adoption of this policy, waivers previously granted remain in effect.

Procedure

1. Once a year or when the pet moves in, members must register their pets with the office on a pet registration form.
2. Registration form will include proof of neutering, spaying, and vaccinations.
3. Pet records will be included in a member's unit file.
4. Failure to comply with Pet Policy will result in a fine as per the Fines and Warnings Policy.

Members with fish tanks must show proof of water damage liability insurance and all renewal insurance statements each year to the co-ordinator.

Approved by the general membership: At the AGM on November 29, 2018