

## Pet policy

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### **Purpose**

To regulate the number, type and behavior of pets in the Co-op.  
To encourage member responsibility for their pets.

### **Policy**

#### General

1. All pets must be registered with the Pet Committee. Forms are available from the office.
2. Members with pets are encouraged to attend a pet committee meeting and may register their pets during the meeting.
3. Members are responsible for any damage caused by their pets to the unit or common areas.
4. Members are responsible for the control of any excessive noise from their pets.
5. Pets are not to be left chained, unattended in common areas or on unit patios at any time.
6. Pets are not to be left outside when owners are not at home.
7. No pets allowed in the playground areas.
8. 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.

#### Dogs and Cats

1. Members are allowed:
  - a. two cats per unit.
  - b. one cat and one dog per unit (Maximum adult dog height not to exceed 22 inches at the shoulder)
  - c. two small dogs (no more than 12 inches at the shoulder)
2. Guide dogs and other assistance dogs or dogs in training are not counted in the number of pets per unit.
3. The following breeds of dogs are not allowed in Valley Village Co-operative ( based on insurance and attack statistics):  
Alaskan Malamute, Akita, American Staffordshire Terriers, Boxers, Bull Mastiffs, Chows, Doberman Pinschers, German Shepherds, Great Danes, Siberian Huskies, Wolf Hybrids, Perro de Presa Canarios, Pitt Bulls, Rottweilers, and any dog that has any of the above breeds in their lineage.
4. All dogs and cats must:
  - a. Be spayed or neutered by 6 months of age. Owners must provide proof on move-in or when animal is old enough.
  - b. Be vaccinated, especially for Rabies. (Exception in cases where there may be animal allergies. Confirmation will be required from the vet).



5. All pet droppings in common areas must be picked up immediately. All droppings in member's yard must be pick up within 24 hours.
6. Visiting pets must be registered with the Pet Committee after one week. Visiting pets must also wear a tag with the member's unit number and phone number.
7. One dog bite incident (which draw blood) 1<sup>st</sup> bite: the Dog must be muzzled when outside of the unit and on common grounds. 2<sup>nd</sup> bite: the Dog must be removed from the Co-op property immediately.
8. Members with pets must include pet deodorizer and fumigation with carpet cleaning when vacating their units. Fumigation will be waived if a note from a veterinarian declares the pet(s) to be free of fleas and/or proof that the animals have been treated with Advantage or Programme.

### Caged or Tank Pets

1. NO poisonous pets or snakes of any kind are permitted on the Co-op property.
2. Birds: one to four small birds or one large bird are permitted per unit.
3. Two small caged pets are permitted per unit.
4. Fish and turtles are permitted. Members must carry additional insurance for water damage.

### Complaints and Penalties

1. All complaints must be in writing, signed and dated.
2. Violation Penalties are:
  - a. 1<sup>st</sup> offence: A warning letter is sent to the member outlines the offence and informing the member that the second offence carried a fine of \$25.00.
  - b. 2<sup>nd</sup> offence: A fine of \$25.00 and a letter outlining the offence and the member is warned that a third offence carries a fine of \$50.00.
  - c. 3<sup>rd</sup> offence: A fine of \$50.00 and a letter outlining the offence and a warning that a 4<sup>th</sup> offence will result in the matter being sent to the Board of Directors. A fourth offence may result in the termination of membership for the pet owner.
  - d. 4<sup>th</sup> offence: The member is referred to the Board of Directors for the possible termination of membership.
3. Penalties must be paid within 15 days or they become part of the member's housing charge arrears.

### **Procedure**

1. Members are encouraged to attend a pet committee meeting.
2. Complete a registration form and submit it to the committee.

Policy approved by general membership: November 18, 2014  
Last Revision : July 2006

