

PET POLICY

- I. Residents must register pets with the office at move-in or immediately upon obtaining pet. Registration must include:
- A physical description of the pet
 - A photograph of the pet (except birds, small caged animals and fish)
 - Veterinary records documenting the condition of the animal and vaccination history (If applicable—Refer to Section VI)
 - Completed registration form, with all roommate signatures. (Refer to Section VIII).
 - Appropriate deposit for the type of pet (see DAMAGE DEPOSITS below)

Residents who fail to register their pet or who keep any animal not on the approved list will be subject to a fine of as much as \$300.00 and/or eviction and must remove the unauthorized animal immediately.

- II. Every pet must be a domesticated breed. Wild animals are not allowed as pets. Animals such as squirrels, wild birds, rodents, etc., will not be permitted. No animal that is illegal to keep as a pet under state and local laws will be permitted.

- III. Dogs are permitted at Cole Avenue Townhomes only, with the following limitations. Exceptions for service dogs at other locations will be made with approval by the Management.

Number: Only one dog per townhouse unit.

Type of dog: All city and state laws governing the keeping of dogs shall be followed, especially those regarding dangerous dogs. Further, the Centers for Disease Control studies indicate that the following breeds are considered to present the highest risk of danger, and are not permitted without management approval: Pit Bull, Rottweiler, German Shepherd, Husky, Alaskan Malamute, Doberman Pinscher, Chow, Great Dane, Saint Bernard, and Akita.

Insurance: At registration, dog owners must submit evidence of current renter's insurance policy, including liability coverage.

- IV Acceptable animals include: fish, birds, neutered cats and dogs. Pets such as rodents, rabbits, snakes and reptiles are subject to approval by the Management.

- V. Limits on the population of pets per apartment/townhome:

- Fish: No more than two (2) tanks, not to exceed twenty-five (25) gallons per tank.
- Birds: Two (2) per apartment and must live in a cage.
- Cats: Two (2) per apartment.
- Dogs: One (1) per townhome.
- A combination of pets such as a cat, a bird, and fish must seek prior approval by Management.

- VI. Pet owners must provide proof that their pet has received proper veterinary attention and is in good health. Veterinary receipts documenting the treatment a pet has received, the date, name of doctor, and name of clinic will be accepted as proof.
- a) Fish: No veterinary records are necessary.
 - b) Bird: Check with the office for current requirements.
 - c) Cat: Veterinary records must indicate that the cat is in good health, neutered and has received the required vaccinations:
 - i. Panleukopenia (Distemper)
 - ii. Respiratory Complex (Rhinotracheitis, Calici)
 - iii. Rabies
 - iv. Feline Leukemia—Not required, but highly recommended.
 - v. All cats must be neutered before they may live in the building.
 - d) Dog: Veterinary records must indicate that the dog has been neutered, is in good health and has received the required vaccinations:
 - i. Rabies
 - ii. Distemper
- VII. Dogs and cats must wear tags identifying the owner and the owner's current phone number. Dogs must also wear a current Minneapolis license tag and rabies tag.
- VIII. Any pet which represents a nuisance or health hazard to other members of the Riverton Community or Co-op will not be permitted. Complaints resulting from unreasonable noise/smell or negligent care of a pet will result in the owner receiving a written warning. In the event the problem continues, the owner must remove the pet from the premises or face eviction.
- IX. Cats or dogs who are allowed to be outdoors must be leashed and wear owner's identification tags at all times.
- X. Owners of dogs must immediately dispose of pet feces. If feces are found in the vicinity of the townhome, the pet owner will be fined \$50 per occurrence. Owners must accompany pets outdoors at all times. If pets are found unaccompanied, the owner will be subject to a fine of \$100 for the first occurrence, and eviction for the second occurrence.
- XI. No pets are allowed to roam freely or to be exercised within the building, outside of the owner's apartment or the common area grounds. Pets will be allowed out of the apartment for reasons of transferring the pet in and out of the building. While outside of the apartment a pet must be carried and kept restrained or enclosed at all times while on the community's/co-operative's property.

DAMAGE DEPOSITS

- a) **Fish aquarium: \$50 per 25 gallon. 2 gallons or less no charge.**
- b) **Small, caged animals (gerbils, hamsters, etc.): \$50/cage (cages may not exceed 3 ft. x 3 ft.).**
- c) **Birds: \$50/bird or pair.**
- d) **Cats: \$150**
- e) **Dog: \$200 (Cole only)**

PET REGISTRATION FORM

1. Name of Owner: _____ Apt. #: _____
2. Type of Pet (circle one): 1) Cat 2) Bird 3) Fish (if fish, go to line 5) 4) Other _____
3. Name of Pet: _____
4. Description: a) Breed: _____
b) Sex (circle) Male or Female
c) Color / Markings: _____
5. Fish: Capacity of Tank _____ gallons

FOR OFFICE USE ONLY

Deposit Amount:

_____ Cat: Number of cats 1 or 2 \$150 per cat

_____ Fish: \$50 per 25 gallon tank

_____ Bird: \$50 per bird or pair

_____ Dog (Cole only): \$200

_____ Small Caged Animal: \$50 per cage

Feline Veterinary Records: _____ Neutered

Vaccinations:

_____ Panleukopenia (distemper) _____ Respiratory Complex (Rhino, Calici)

_____ Rabies _____ Leukemia

Dog Veterinary Records

_____ Panleukopenia (distemper) _____ Rabies

_____ Completed roommate approval portion of form (if applicable)

Total deposit received: \$ _____ Office Approval: _____

6. I have read and understand the terms specified by this Pet Policy and by signing this form agree to house my pet in full compliance with these terms.

Owner's Signature: _____ Date: _____

ROOMMATE APPROVAL (if applicable)

Type of Pet (circle one): 1) Fish 2) Bird 3) Cat 4) Dog 5) Other _____

Name of Pet(s): _____

Owner's Name: _____

Apartment Number: _____

Name of roommate(s) (Please Print): 1. _____

2. _____

3. _____

By signing this form, I agree to allow my roommate, _____, to keep the above mentioned pet(s) within our apartment and in so doing am relinquishing all rights I may have to object to the housing of the pet(s) in the apartment now, or in the future.

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____