

MAIN-GERRARD COMMUNITY DEVELOPMENT CO-OPERATIVE, INC.
PET BY-LAW - BY-LAW # 16

BE IT RESOLVED THAT the following pet by-law replace all current by-laws respecting the keeping of pets at Main-Gerrard Co-op. specifically:

- Article (5), Schedule "C", Occupancy (By-law No.9)
- Pet By-law (By-law No. 12)

BE IT FURTHER RESOLVED THAT:

1.) **General** Subject to this By-law, members are allowed to keep pets in the Co-op. Pets must not interfere with another member's use or enjoyment of her/his unit, or common areas of the Co-op. It is the **member's** responsibility to know and follow the bylaws.

2.) **Exotic Pets**

No exotic pet may be kept by any member of the Co-operative. The determination of whether a pet is "exotic" will be left to the discretion of the Board of Directors.

3.) **Contained Pets**

Pets that are always contained in a cage, tank, or other container, may be kept in reasonable quantities and do not have to be registered with the Co-op. Examples of contained pets are birds, fish and small rodents.

4.) **Maximum Quantities**

A. Number

There is a limit of 1 pet in the Bachelor and 1 Bedroom units.

There is a limit of 2 pets in the 2, 3- and 4-Bedroom units, only one of which may be a dog,

B. Working Dogs

This section does not restrict the number or size of seeing eye or hearing aid dogs but their presence may limit the number of other pets permitted in the unit.

C. New Applicants

Applicants who, prior to application to the Co-op, have pets that exceed the number limits may be permitted to move in with their pet(s) provided that before move-in they:

- i.) apply for and receive written permission to exceed the limit;
- ii.) properly register the pet(s) on the Pet Registration Form;
- iii.) agree in writing not to add or replace pets exceeding the limits number.

D. Transition

At the time of passage of this By-law, members with existing pets which exceed the number limits may keep these pets provided:

- i.) the pet(s) have previously been properly registered with the Co-op using the Pet Registration Form of the Co-op and
- ii.) the member does not acquire any additional or replacement pet(s) such that the restrictions in this by-law are exceeded.

5.) Registration

a.) Except as provided in paragraph 2.) Contained Pets, all pets **must be registered** with the Co-op.

b.) Each member registering a pet must sign an agreement to abide by this Pet By-law, and any decision made by the Board regarding her/his pet(s). As part of this agreement the member must provide the information required by the Pet Registration Form of the Coop in effect at the time, which may be in the form attached to this By-law.

6.) Condition of Animals

a.) Pet owners must protect their pets against parasites (including fleas) and diseases. A certificate of inoculation against rabies and distemper must be filed with the Co-op at the time the pet is registered or when it has reached three months of age (or the age appropriate for the pet as certified by a veterinarian) and annually updated.

b.) All pets six months of age or older **must** be spayed or neutered. A certificate indicating that the spaying or neutering has taken place, issued by the Humane Society or a licensed veterinarian, must be filed with the Co-op when the pet is registered, or within one month of the pet turning six months of age.

7.) Nuisance

a.) Members must **stoop and scoop**. Members must immediately clean up **any** mess created by their pets through natural body functions or otherwise.

b.) Members are liable for the repair of any damage to the property of the Co-op or another member caused by their pets.

c.) Members must control their pet(s) to prevent any unnecessary noise, or noise that disturbs other members.

8.) Control

a.) Pets are allowed in the common area of the Co-op only on a leash. Pets are allowed in the backyards of those members in the rehab units which have private back yards only if properly secured and if there is a responsible person in the unit.

b.) No pets are allowed in any of the Co-op's children play areas. No pets shall be allowed to defecate or urinate on the terrace of 204 Main St.

9.) Complaints and Penalties

- a.) Any member with a complaint about a pet should first approach the owner and try to resolve the problem co-operatively. It is the responsibility of pet owners to deal respectfully with other members who complain to them in a co-operative spirit about their pets. If this approach is unsuccessful, or if the member who has a complaint has good reasons for not approaching a pet owner directly first, then the complaint should be put in writing and be submitted to the Board of Directors.

- b.) When the Co-op receives a written complaint about a member's pet, the Co-op will make a reasonable attempt to substantiate the complaint. If the complaint is substantiated, the Co-op will take appropriate action. The following steps will be taken, and time limits will be specified for remedying the problem.
 - i) For the first complaint, the Co-op will send a written warning.
 - ii) For the second complaint, a charge will be assessed of \$20.00.
 - iii) For the third and any subsequent complaint, the member will be served with a Notice to Appear at a specific meeting of the Board of Directors and may be required to remove the pet.

- c.) Failure of a member to remove a pet when directed by the Board is grounds for termination of membership and occupancy rights.

Adopted by the Board of Directors *June 8, 1995*

Adopted by the Membership *June 22, 1995*

PET REGISTRATION FORM

NAME: _____ HOME
PHONE: _____

ADDRESS: _____ WORK
PHONE: _____

TYPE OF PET: CAT _____ DOG _____ OTHER (SPECIFY) _____

NAME OF PET: _____

SEX OF PET: _____

LICENSE # : _____

BREED: _____

DESCRIPTION:

(Include size, weight, colour, and any special markings or distinguishing features)

CERTIFICATE OF SPAYING OR NEUTERING PROVIDED: _____

RECORD OF VACCINATION: RABIES _____ OTHER _____ (Please attach)
please attach

DECLARATION BY PET OWNER:

As owner of the above animal, I declare that I have received a copy of the pet by-law and agree to abide by those standards. I understand that failure to abide by the by-laws may lead to the removal of the offending animal. I further understand that my failure to abide by any action or order issued by the Co-op in regard to my animal may lead to termination of my membership and occupancy rights.

Signature of Pet Owner:

Date: _____