

# PET POLICY

- I. In compliance with Section 227 of Title II of the Housing and Urban Rural Recovery Act of 1983, the Gladstone Housing Commission will permit residents of the Manors to own and keep common household pets in their apartments.

## COMMON HOUSEHOLD PETS ARE DEFINED AS FOLLOWS:

1. **BIRD** - Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted. (No more than 2 birds permitted.)
2. **FISH** - In tanks or aquariums, not to exceed 40 gallons in capacity; poisonous or dangerous fish are not permitted. It is not permitted to raise fish for commercial purposes.
3. **DOG** - Not to exceed 20 pounds weight and 18 inches high at full growth. Dogs must be spayed or neutered. Veterinarian's recommended/suggested types of dogs are as follows:

a. Chihuahua	e. Cocker Poodle (Cock-a-Poo)
b. Pekingese	f. Daschund
c. Schnauzer	g. Terriers
d. Poodle	

4. **CAT** - Domesticated; declawed and spayed or neutered.
  5. **RODENTS** - Not Permitted. Rodents include but are not limited to: Rats, mice gerbils, hamsters, guinea pigs, rabbits.
- II.
1. At no time will the Gladstone Housing Commission approve of exotic pets, such as snakes, monkeys, game pets, etc.
  2. Only one pet will be allowed per apartment except for birds (two allowed) and fish.
  3. No guest will be allowed to bring pets on the premises except pets necessary to assist the disabled.

- A. Residents will not be allowed to pet sit or house a pet without fully complying with this agreement.
4. Each dog or cat must be on a leash when not in owner's apartment. Leash must be no longer than 4 feet.
5. All birds must be provided with, and in a cage when outside of resident's apartment.
6. Dogs must be provided with a pet bed or box.
7. All dogs and cats must wear current flea collars at all times. This rule must be adhered to for the protection of non-pet owning residents.
8. Dogs and cats shall not be permitted to excrete anywhere in the building (other than cats using a litter box in resident's apartment). Pet owners shall be responsible for immediately removing feces dropped anywhere in the building or on the grounds. There will be a cleaning or waste removal charge of \$5.00 per violation.
  - A. waste must be placed in a plastic bag, tied securely and deposited in a dumpster or designated receptacle.
  - B. residents owning a cat must provide a litter box for their cat, and it must be cleaned daily and changed weekly, disposing of feces and used litter in the proper manner.
9. No pet shall be tied up on the outside of buildings or left unattended at any time on Housing Commission property.
10. No outdoor dog houses or cages will be allowed on the premises.
11. At no time will pets be allowed in lobbies or common areas except when leaving or entering the building.
12. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. The resident's apartment will be subject to inspection once a month, or more if an emergency appears to exist.
13. If pet poses a continual nuisance, such as excessive noise, barking or whining which disrupts the peace of the complex; owner may be required to remove the pet from the premises if Management so requests within ten (10) days. (See Number

- 19).
14. Dogs and cats must be registered annually with the Gladstone Housing Commission's Management Office; Registration requires the following:
    - A. Proof of current license;
    - B. Proof of inoculations (as required by vet);
    - C. Proof of spaying or neutering;
    - D. Photograph of pet (no smaller than 3 x 5).
  15. Every dog and cat must wear a city animal license, a valid rabies tag, and a tag bearing the owner's name, address and phone number.
  16. Pet owners are liable for any damage or harm caused by their pets.
  17. Before acquiring a pet, the owner must have on file with the Gladstone Housing Commission, a statement naming the person(s) accepting responsibility for the care of their pet in case of owner's illness, hospitalization, other emergencies or when owner is absent.
  18. Spraying for vermin control will continue. The resident must make arrangements for safety of animals during spraying days. The Commission will not be responsible for allergy, sickness or death of pet due to bug extermination control.
  19. In Compliance with Rule 243.24

If the Gladstone Housing Commission determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets; the Commission will serve a written notice on the pet owner concerning rules alleged to be violated. The owner will have ten (10) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet). The pet owner may make a written request for a meeting to be held no later than 15 days from the effective date of notice to discuss the violation. The pet owner may be accompanied by another person at the meeting. If the pet rule violation cannot be resolved at the meeting or after the initial ten (10) day period, if no meeting is requested, a written notice will be served on the pet owner requiring the pet owner to remove the pet. Failure to remove the pet will result in initiation of procedures to terminate the pet owner's residency.

20. Pet owner agrees to pay one and one half months rent for Pet Damage Deposit (for cats and dogs). (Pet Damage Deposit may be paid in increments). Pet Damage Deposits may be subject to future increases. Not to exceed \$300.

III. I have reviewed and understand the above regulations and agree to conform to the same and understand that violation of the rules may result in a requirement to permanently remove the pet from the unit with ten (10) days or vacate the dwelling.

Resident:		Date:	
Gladstone Housing Commission:		Date:	
Witness:		Date:	
Witness:		Date:	

# PET PERMIT

I hereby make application to keep the following pet in my dwelling unit as a resident of Fairview Manor \_\_\_\_/Bayview Manor \_\_\_\_.

Type of Animal:	
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My alternate pet custodian is:

Name:	
Address:	
Phone:	

Damage Deposit Amount Paid:	\$
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Date: \_\_\_\_\_