

**BRANFORD TOWNE HOUSES COOPERATIVE**  
**PET POLICY**

This policy must be followed by all members and pertains to all pets including those pets previously registered. Effective January 1 2015 dogs and cats will be permitted as pets. The term "pet" refers to domesticated dogs weighing 25 pounds or less, full grown, no exceptions and cats. Effective September 4, 2019 the registration fee for a pet is \$200 plus an additional \$100 fee if a second pet is added while the first pet is still registered as living in the unit. Fees are subject to change with proper notice. Members are permitted to have no more than 2 cats at one time or may have 1 cat and 1 dog, 2 dogs are NOT permitted. Fees are subject to change with proper notice. If a pet is lost or dies, it may not be replaced without going through the registration process. Failure to abide by the rules and regulations may result in fines, revocation of pet permit requiring immediate removal of pet as well as loss of membership and occupancy. The pet permit allows only for the pet described on the form. It does not permit pet visiting/sitting of any kind other than assistance animals needed by visitors with disabilities. Exceptions are made regarding the accommodation for the disabled.

Other than fish, caged birds, and customarily home-caged animals such as hamsters, no animals are allowed within the Cooperative without having the animal registered. All pets must be approved by the Board of Directors prior to obtaining the animal. The Board of Directors reserves unto itself the right to accept or register a pet subject to registration. Permission will be based on various factors such as size of the animal, prior compliance, and quantity of animals at the Cooperative. Owner's of a dog or cat must submit a recent photo of the animal for the office file.

Unauthorized animals include those deemed "Aggressive or Potentially Aggressive" banned by state or federal law and/or city ordinance as well as wild, exotic or undomesticated animals including but not limited to raccoons, pigs, skunks, squirrels, wolves, wild carnivorous and/or poisonous reptiles/snakes. The Board reserves the right to exclude breeds of pets. For the purpose of this policy "Aggressive or Potentially Aggressive" is defined as: Pit Bull breeds of dogs (American pit bull terrier, Staffordshire bull terrier, American Staffordshire bull terriers, etc), Chows, Doberman Pinchers, Rottweiler's, any Mastiff breeds, Cane Corsos, Presa Canarios and any wolf hybrids. Any dog which is a percentage of up to half-breed dogs of these types is also prohibited.

1. **Registration:** Members must complete the proper registration forms for Board review, pay the registration fee prior to obtaining the pet. Thereafter, pets must be registered at the Cooperative office between January 1<sup>st</sup> and January 31<sup>st</sup> annually by presenting certification of immunization and a current license from the City of Taylor. This applies to both cats and dogs. Members not registering their pet during this registration period will be subject to a \$100.00 assessment fee. Failure to pay the charge within 30 days and continued failure to register the pet may result in revocation of pet permit requiring the immediate removal of the pet as well as loss of membership and occupancy. Breeding of animals is not permitted.
2. **Control of Pets:** Cats are permitted outside the unit but must be on a leash and under the control of the pet owner at all times. For no reason whatsoever are they permitted to roam the property not even within a members' privacy fence. When transporting they must be secured inside a pet carrier. Dogs are permitted outside the unit for pet purposes such as exercise, play, etc however must be on a leash or chain not to exceed 10 feet in length and must be under the control of the pet owner at all times, or another person capable of controlling the animal. They must never be left unattended as this poses a hazard to both the dog and fellow members. Leashes/chains must not be attached to trees, shrubs, meter boxes, utility poles, etc. It is the members responsibility to ensure they are following all city ordinances.



Animal bites must be reported to the office immediately. Members may be required to permanently remove any animal displaying vicious behavior such as lunging at people, continuous growling, fighting etc. Members MUST permanently remove a pet that has bitten a person or animal within 24 hours. Violations of a non violent/aggressive nature will result in the following: 1<sup>st</sup> violation-\$50 fine, 2<sup>nd</sup> violation \$75 fine, 3<sup>rd</sup> violation \$100 fine and removal of the animal from cooperative grounds.

3. **Responsibility:** Members are responsible for the behavior of their pets and must assure their pets do not become a nuisance or menace to other pets, persons, or property. Pets are not permitted to make loud or unreasonable noises that may be disturbing to fellow members of the Cooperative. Members are financially responsible for any and all damages and/or injuries caused by their pet. By registering, they agree to indemnify and hold the Cooperative harmless from any liability. Members agree to reimburse the Cooperative for damages, judgments, costs and/or attorney fees incurred by the Cooperative as a result of damages/injuries. Pets found to have injured anyone must be removed from the property within 24 hours of incident. Pet owners promise to reimburse fellow members for any costs due to damages caused by their pet.

Members must immediately clean up messes caused by their pet. The term "messes" is defined to include defecation, garbage, and the like. Dog droppings must be disposed of by being placed in a plastic sack, secured and then placed in a garbage receptacle. Cat owners must supply a sealed litter box for waste that must be kept inside the unit. Cat litter must be disposed of using 2 ply plastic garbage bags. This must be securely closed before placing inside trash receptacles. Failure to comply will result in the following 1<sup>st</sup> offense-\$50 fine, 2<sup>nd</sup> offense-\$100 fine and 3<sup>rd</sup> offense \$100 fine and possible eviction.

Members shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit prevent health hazards and shall maintain the unit in a sanitary condition at all times.

To report pet neglect, abuse, biting, nuisance and destruction of property please provide written notification to the office. Branford reserves the right to require removal of any animal when such reporting results in confirmation of neglect, abuse, nuisance, and/or destruction of property.

**It is the responsibility of the member to ensure their pet is contained whether or not they are home as staff or contractors may need to enter. This includes times such as those when the unit may be treated for infestations. Branford will not be held liable for the ill health or death of a pet due to treatments.**

4. Members are prohibited from harboring or feeding stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the Board of Directors.
5. Upon the death of a pet, the member must inform the office and dispose of the remains in a proper fashion. Remains are not permitted to be buried on Cooperative property or placed inside trash receptacles.

I agree to abide by the policies listed above. I understand the Board of Directors has the right to change these policies from time to time. A 30-day notice will be issued to members prior to any rule changes. I understand Management reserves the right to inspect my unit without prior notification to ensure these policies are being followed.

\_\_\_\_\_  
Members Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Cooperative Representative

\_\_\_\_\_  
Date

Branford Townhouses Cooperative  
Pet Permit /Application

I, \_\_\_\_\_, hereby apply for permission to keep a dog/cat in my unit.

Description of Pet:

\_\_\_\_\_  
\_\_\_\_\_

City License # \_\_\_\_\_ (copy to be attached to application). Name of Pet: \_\_\_\_\_

As Of January 1, 2015 the Board of Directors has amended the pet policy to allow for either one (1) cat or one (1) dog per unit. Approval must be granted prior to obtaining the pet. A \$200 registration fee, a pet permit from the city of Taylor, and a recent photo of the animal must be supplied to the office with 30 days of approval.

This permit entitles me to keep my pet (as described above) so long as I abide by the rules and regulations in the pet policy. It is the member's responsibility to read and abide by the pet policy. Failure to comply with current policy will result in this permit being revoked meaning immediate removal of pet from the premises.

\_\_\_\_\_  
Members Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Cooperative Representative

\_\_\_\_\_  
Date

Unit Number \_\_\_\_\_

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Reason for  
Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_