



## Pet Policy at Signal Hill Villas

**Pet Requirements:** To live at, visit or be babysat at Signal Hill Villas, pets must:

- Have up to date vaccinations as required by provincial law.
- Be house trained.
- Have no history of biting, excessive barking, chasing or aggressive behavior
- Small breed dogs, weighing no more than 30 lbs adult weight.
- Be approved by the Board.

### **Pet Owner Responsibilities**

Pet owners must agree to the following rules:

1. All pets must be licensed.
2. Pets **MUST NOT** be toileted on the common area green spaces, on balconies or patios.
3. Offsite, all droppings must be picked up immediately. Carry a container or bag with you when you walk dogs.
4. Dogs must be on a leash less than six feet long at all times. Dogs must not be allowed to run at large.
5. Excessive barking will be treated as a noise complaint.
6. Cats must be confined inside the unit or in an enclosed area and are not allowed to wander at large in common areas. They must be kept in the owner's unit or on a leash and the owner(s) must be present to supervise at all times.
7. Cat litter must be tied in a plastic and placed directly in the garbage bin.
8. Pets are **NOT** to be tied to patios, balconies or in yards for long periods of time, or when owners are not present.
9. **Owners will be responsible for ANY/ALL damages caused by their pets.**
10. **PETS WILL ONLY BE ALLOWED AT THE DISCRETION OF THE BOARD OF DIRECTORS.**

### **Managing Issues**

Concerns related to pets will be handled in the following way:

- Should an owner have a pet that contravenes owner responsibilities, the Board will issue a warning via email. After that, should another concern arise, even if it's different from the initial complaint, a \$100 fine will be issued against the owner. Failure to pay the fine will result in a lien against the unit.



## Signal Hill Villas

### Pet Application for Approval

Name of Owner \_\_\_\_\_ Unit #: \_\_\_\_\_

Type of Pet: \_\_\_\_\_

Breed: \_\_\_\_\_ Adult Weight \_\_\_\_\_ Spayed/Neutered \_\_\_\_ (yes/no)

City of Calgary Animal Services License # for all pets over 6 months \_\_\_\_\_

Male/Female (please circle the correct answer) Age: \_\_\_\_\_

PLEASE NOTE A PICTURE OF THE PET AND PROOF OF CURRENT VACCINATION STATUS IS REQUIRED TO BE SUPPLIED WITH THIS APPLICATION.

I \_\_\_\_\_ as a resident/owner at Signal Hill Villas acknowledge that this application for approval is limited to the above mentioned pet only to live out its "natural life" at Signal Hill Villas as long as I am a resident/owner. This pet may not be replaced without a re-application and approval from the Board of Directors. Bylaws of the Corporation state, Section 5A, an Owner Shall:

- (i) **Keep or allow any animal, or pet, livestock, fowl or pet of any kind (other than a bird, fish or small domestic animal restrained at all times inside the Unit) at any time to be in his Unit or on the Common Property without the specific approval in writing of the Board, which approval the Board may arbitrarily withhold and may, if given, be withdrawn any time on fifteen (15) days notice to that effect. All dogs must be hand-leashed and kept under control at all times. Notwithstanding the generality of the foregoing, if the Board, in its sole direct, deems any pet whatsoever to be or causing an unreasonable disturbance to other Unit occupiers, or to be a hazard to, or harmful to any Common Property or to other Owners or Unit occupiers, then the Owner of the Unit or occupier of the Unit in which such pet is kept shall, forthwith on notice from the Board, remove or cause to be removed such pet from his Unit and such animal shall thereafter not be kept in that Unit or on the Common Property at any time;**

**By signing this application, I acknowledge my understanding that if my pet presents a problem, that the Board of Directors has the authority to withdraw such approval with a fifteen (15) day written notice.**

Signature of Owner/Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Board Approval: \_\_\_\_\_ Date: \_\_\_\_\_

- Please complete and return to: Terry Chelich: [tchelich@telus.net](mailto:tchelich@telus.net)/ Ruth Holland-Richardson: [emilycat07@hotmail.com](mailto:emilycat07@hotmail.com)