

Part III. – Dog Policy Review

Nina Dunn HDFC

Dog Policy

Adapted and implemented by Board of Directors

Effective: July 2025

To maintain a safe, clean, and peaceful environment for all residents, the following dog policy is hereby adopted and enforced within the cooperative:

There will be a \$75 charge per month per dog. No exceptions. This includes service or support dogs.

The fee will be charged on top of the regular rent. This fee is meant to cover potential damages and increased maintenance needs associated with pets.

1. Size Restriction

Only small dogs weighing TWENTY (20) pounds or less are permitted in the building.
Dogs exceeding TWENTY (20) are strictly prohibited.

1b. Forbidden Breeds

Included but not limited to:

Cane Corso, Pitbulls, Rottweilers, German Shepherds, Akitas, Great Danes
ALL Wolf Hybrids: Dogs that are a mix of domestic dog and wolf
Alaskan Malamutes, Chow-Chows, Doberman Pinschers, Presa Canarios, Siberian Huskies, Mastiffs,
Neapolitan Mastiff, Bullmastiff, Boxer, Boerboel, Filla Brasileiro, Tosa Inu, Dogs Argentina, etc.

2. Leashing Requirement

All dogs must be kept on a leash at all times while in usual areas, including hallways, lobbies, elevators, stairwells, laundry room, community room, and outdoor shared spaces such as the backyard.

DOGS ARE NOT ALLOWED IN THE GYM

DOGS ARE NOT ALLOWED IN THE BACKYARD

2b. Carriers

All dogs must be held in carriers while using the elevator. No exception.

3. **Behavior Standards**

Permitted dogs must not cause disturbances, damage property, or pose a threat or nuisance to other residents, guests, or staff.

This includes, but is not limited to excessive barking, aggressive behavior, or lack of proper waste cleanup by the owner.

4. **Responsibility**

Dog owners are fully responsible for their pet's behavior, cleanliness, and adherence to all building rules. Fines associated with dog waste (defecation or urination) on, around or near property is \$200.00

5. **Violations**

Any violation of this policy may result in fines and/or the requirement to remove the dog from the premises.

6. **Approval & Registration**

All dogs must be registered with building management prior to residing on the premises. Proof of weight and vaccinations may be required.

7. **Revocation.**

This policy can be revoked at any time and for any reason. Thirty (30) day notice will be given if policy is revoked.

8. **Removal.**

is revoked, it will be the tenant's responsibility to remove the dog from the property.

If policy

9. **Eviction.**

policy is revoked, and tenant makes no reasonable accommodations to remove dog then eviction proceedings will begin against "dog" and possibly tenant if not cooperative.

If

Dog Policy Acceptance Agreement

I, the undersigned, acknowledge and accept the terms of the building's dog policy as a condition of being approved to rent an apartment within the cooperative.

Dog Policy Summary:

- I. \$75 per month /per dog fee
- II. Only small dogs **under 10 pounds** are allowed in the building.
- III. All small dogs must be **leashed at all times** in the common areas.

- IV. Dogs must **not cause disturbances**, including excessive noise, damage, or aggression toward people or other animals.
- V. Fines will be imposed if rules and regulations are not followed.

Please be sure to review the entire (4 page) policy before signing.

By signing below, I agree to abide by the above dog policy. I understand that violation of this policy may result in penalties, including potential termination of my lease.

Apartment #: _____

Tenant(s) Name: _____

Number of Dogs: **ONE MAXIUM**

The only pet which tenant shall keep on the premises is described below:

Breed of Dog: _____

Weight of Dog: _____

Name of Dog: _____

Signature(s): X _____

X _____

Date: _____