

## Pets

The Cooperative's policies regarding pets are to ensure that all Members' rights to have a pleasant, quiet, safe, and comfortable living environment are protected. Members with pets must adhere to the following policies:

1. A Member may have up to three (3) pets. Of these three pets only two (2) may be dogs.
  - Any Member who had more than three (3) pets or more than two (2) dogs as of October 21, 2005 was required to register and provide a picture of their pets with the Office. While the Member was allowed to keep the pets, they are not allowed to replace a pet that puts their pet population into violation of this policy.
2. Pure or part Chow, Pit Bull, and Rottweiler breeds are prohibited on Cooperative property.
  - Any Member who had a pure or part Chow, Pit Bull, or Rottweiler as of October 21, 2005 was required to register and provide a picture of the pet with the Office. Members who registered their pets were allowed to keep the pets, but can never replace with these breeds.
3. Mice, rats, snakes, and other pets the Board of Directors find undesirable within the multi-family housing setting of the Cooperative is prohibited.
4. Pet feces or other leavings, both in yard areas and walking areas, are to be disposed of thoroughly and immediately.
5. Feces clean up responsibility also apply inside the townhouse.
6. If the clean up of pet feces is done by the Cooperative, a fine will be charged to the Member.
7. The Leash Laws for the City of Lansing are strongly enforced for both dogs and cats on Cooperative property.
8. While being walked, the pet must be on an appropriate leash not to exceed six (6) feet in length.
9. When leashed or chained outside, the leash cannot exceed ten (10) feet in length, but may have to be shortened if the chain or leash allows the pet to go outside the Member's yard area.
10. The outside leash or chain is to be attached to the ground not more than twelve (12) inches from the building.

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11. If a Member has a deck, the leash or chain, is to be attached to the ground right up to the deck.
12. When the leash or chain is not in use, it is to be gathered at the stake.
13. Leashes and chains cannot be run under townhouse storm doors or entry doors.
14. Any damage to the leash, chain, or stake, regardless of the cause, is the Member's responsibility.
15. When the pet is outside and leashed, the pet cannot be left outside unattended for any longer than fifteen (15) minutes.
16. To prevent stray animals, Members must not feed or water their pets outside.
17. Pets shall not be allowed to make excessive or continuous noise that disturbs neighbors. This applies when the Member is at home as well as when the Member is not at home.
18. The pet(s) must be licensed in compliance with all county, state, and city laws.
19. The pet(s), if applicable, must be vaccinated for rabies, distemper, and any other diseases requiring treatment or vaccination in accordance with the law.
20. The treatment for fleas and other animal pests on the pet and inside the townhouse is the responsibility of the Member.
21. Exterior pet facilities, such as dog houses and pens, are prohibited.
22. The Member shall assume all risks concerning the care and maintenance of their pet(s). The Member shall indemnify the Cooperative, Board of Directors, employees and maintenance against any loss, damage, or expense resulting from personal injury or damage to, or loss, or property misused in any manner by their pet(s) and against any loss, damage, or expense resulting from injury to any person.
23. The Member assumes all responsibility for all damages inside the townhouse as well as the outside of the townhouse. This shall include pet feces and urine odor or stains within the townhouse.
24. Members are strictly prohibited from keeping food or water dishes outside their townhouses for feeding or watering stray animals.
25. Occasionally, pet related problems not covered by this policy may arise. When this occurs, the Property Manager shall take any appropriate action deemed necessary. The Property Manager's action can be appealed to the Board of Directors.

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26. If a Member must file a written complaint against another Member's pet(s) their name will be kept confidential, unless court action is necessary.
27. A Member will be notified of any complaints against their pet(s).
28. Three (3) complaints about a Member's pet(s) within a twelve-month (12) period could be the equivalent of a material violation and could result in the termination of Membership.