

## **Hartman's Trailer Park Pet Policy - 2023**

1. Any tenant wishing to bring pets onto the above-named property must read, understand, and abide by the rules outlined in this Policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all tenants, visitors and management employees, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.
2. Tenants must register all pets with property management. **Permission to keep a pet is granted at the sole discretion of management** and will be based in part on the pet's own merit, as well as the merit of each tenant and the tenant's ability to maintain proper control over it. Permission **must** be obtained **before** a pet is allowed to reside with a tenant in the park. Failure to obtain permission will result in management requesting the pet be removed from the park. If a pet is no longer owned by a tenant, the tenant should advise the management of this change.

### **Types of Pets**

3. For this policy, the term "pet" refers to cats and dogs.
4. Guide and service animals are not considered pets and are not limited by this Policy; however, they must be registered with management.
5. Vicious animals, aggressive dog breeds (i.e.: Pit bulls, Rottweilers), exotic, poisonous or venomous animals will not be permitted.
6. All dogs and cats must be spayed or neutered and up to date with all vaccinations. Animals kept for breeding purposes will not be permitted.
7. Unauthorized pets will not be allowed on the property even on a temporary basis.
8. The maximum number of pets allowed for each trailer is two (2). Assistive animals will be counted toward the maximum number of pets allowed.

### **Restrictions**

10. All dogs must be restrained by a leash when in common areas or on the grounds. Dogs may not be tied or tethered to the property under any circumstances. Dogs must be secured in their tenant's trailer or kept in a professionally manufactured kennel in the absence of the pet owner.
  - A. Dogs must be kept inside the owner's trailer from dusk until dawn. Dogs are not allowed to be kenneled outside at night. This rule is in place to ensure dogs do not bark at night and disturb other tenants of the park and for their protection from wild animals and the elements.
  - B. All kennels must be professionally manufactured; sized appropriately for the pet; placed to the rear of each trailer; and shielded appropriately from the view of other tenants. No hand-built kennels are allowed.
  - C. Kennels are **not** to be used during extreme weather conditions (heat/cold). Pets must be kept in the owner's home for protection. Pets left out in extreme conditions will not be tolerated and will result in immediate action to include warning letters and pet removal.
  - D. Cats must not be allowed to wander off of the rental property. Loose animals are at risk for injury and for causing damage at neighboring properties.
11. All cats and dogs should wear a collar with identification tags that indicate the pet's name, the tenant's name and the tenant's address and telephone number.

12. All dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.

13. All cats and dogs must have current rabies and distemper vaccinations. Mistreatment, abuse, or neglect of any pet will not be tolerated.

**Condition of Property**

14. Tenant is responsible for keeping all areas where pet is housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on the property.

**Complaints and Warnings**

15. Tenant is responsible for keeping pet from disturbing other tenants or becoming a nuisance. Nuisance may include chronic noise that disturbs other tenants, failure to properly dispose of pet waste, and unleashed or unattended pets.

16. Complaints regarding failure to comply with this Policy must be made in a timely manner. If the complaint is determined to be valid, management will issue a warning to the tenant who must immediately remedy the situation.

17. A tenant who fails to remedy the situation after two warnings will receive a 7-day notice to remove the pet. Threatening behavior, animal bites or attacks by a pet will constitute grounds for immediate removal. If the tenant fails to remove the pet after receiving notice to do so, the tenant will be in breach of the pet policy and may be evicted.

**Damages**

18. Tenant is responsible for and must immediately pay for all damages or injuries caused by their pet.

**Description of Pet(s):** Type; Breed (if known); Pet's Name; Colours/Markings; Age; License ID #:

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Tenant Name & Site # \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_