

Madelia Mobile Village Cooperative

PET POLICY

Before any pet is brought into Madelia Mobile Village Cooperative, the authorizing Cooperative committee must give written permission to the resident. All pets must be registered with the community management. You must complete a *Pet Agreement*, providing a full description of the animal. A rabies vaccination receipt and license must be submitted within 14 days of signing the *Pet Agreement*. A picture of your pet will be taken at the office after proof of license and current shots are submitted.

In the event of a violation of any of the following terms and conditions, Madelia Mobile Village Cooperative shall have the right to immediately cancel this agreement and require the pet owner to immediately remove the pet from the premises. Cancellation of this agreement will not imply waiver of the resident's responsibility for any damages.

- Only two pets are allowed per home site.
- Residents agree to license the pet in accordance with local laws and requirements.
- Residents agree to immunize the pet in accordance with local laws and requirements.

State law and this rule prohibit domestic animals from running loose and committing any nuisance at any time within the community. All pets must be kept within the boundaries of its owner's lot.

Each resident is responsible for any damage to community property by a pet. If damage is not repaired, the Cooperative will perform the necessary work and charge the resident the cost of such repair. The amount billed is due thirty (30) days from the date of the statement and if not paid on time, will be added to next month's statement as additional housing fee.

No dangerous or vicious animals are allowed. Any pet that attacks or bites any person or another pet and is deemed dangerous by the police must immediately leave the community and shall not be allowed to return. Each resident is liable for injuries or damages sustained by person or other animals by virtue of his/her pet's vicious behavior. Resident further agrees that the pet will not cause danger, nuisance, noise, health hazards or damage the yard, premises, grounds, or common areas.

Doghouses, kennels, runs or other pet structures are not permitted. All pets must wear a harness or collar with current license and rabies tags attached. Owners must carry a scooper or bag when taking the pet for a walk. Pets must be leashed at all times when outside the house.

PET FECES MUST BE CLEANED UP IMMEDIATELY

Only the pet listed and described in this Pet Agreement is authorized in the community. Each must comply with these rules. A pet is not allowed to visit more than 48 hours without written approval from onsite management.

If at any time the community determines a pet has become a nuisance to the community, or it owner has failed to comply with the laws, rules, regulations or provisions of this agreement, permission to keep the pet will be revoked and owner/s will be subject to eviction. Owners must comply with notice of violation to avoid eviction.

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PET CRITERIA

- 1) Must get prior approval from Madelia Mobile Village Cooperative Manager before getting a pet.
- 2) Pet must be spayed or neutered.
 - a) You must show proof of operation performed.
- 3) Must show proof of current shots, and license.
- 4) Pets can be no larger at **FULL ADULTHOOD** the 24 inches in height from shoulder down and weigh no more than 35 lbs. (sizes will be judged against the "Smithsonian Handbook: Dogs").
- 5) Updated records of your pet including a picture must be done on a yearly basis.
- 6) Yards must be kept clean of pet feces.
- 7) Pets are not allowed to wander through the Community unleashed, according to Madelia Mobile Village Cooperative's rules and City of Madelia ordinances.
- 8) Only two (2) pets will be allowed per home.
- 9) Pets will not be replaced upon current pet's death without above prior approval.
- 10) Dogs are not to be left barking. This will cause for immediate eviction of the dog.
- 11) Violation of the above rules will result in the following:
 - First Violation: Owner will be given a formal written warning
 - Second Violation: Owner will be fined \$50.00
 - Third Violation: Owner will be fined \$100.00
 - Forth Violation: Permanent eviction of pet, plus a fine of \$150.00

No other pets will be allowed.

Owner/s must comply with notice of violation to avoid eviction. If fine is not paid immediately, fine/s will be added to your monthly statement as additional housing fee Failure to pay violation/s will result in owner/s subjected with an unlawful detainer and automatic eviction of the owner. **All members of the household are equally responsible for the pet regardless of who signed the pet policy.**

If at any time the Management of the Cooperative determines the pet has become a nuisance to the community, or its owner has failed to comply with the laws, rules, regulations or provisions of this agreement, permission to keep this pet will be withdrawn. Failure to remove the pet from the community after notice of violation constitutes a violation of the lease and the pet's owner will be subject to eviction.

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PET AGREEMENT

I have read and understand the *Pet Policy* terms, and agree to abide by them.

Address: _____

I have the following pet(s):

Animal: _____	Name: _____	Pet Permit # _____
Breed: _____	Age: _____	Weight: _____
Color: _____	Sex: _____	License No: _____

Animal: _____	Name: _____	Pet Permit # _____
Breed: _____	Age: _____	Weight: _____
Color: _____	Sex: _____	License No: _____

Resident (print name) _____

Date _____

Resident (sign name) _____

Date _____

Management _____

Date _____