

GATEWAY SOUTH CENTRE

PET POLICY

Appendix A, Clause 2, (a) – (d) of the Bylaws of the Corporation states:

An Owner shall not keep or permit to be kept any animals anywhere in his Unit or on the Common Property provided that:

- a) an Owner or Occupant may keep or permit to be kept as a pet: (i) fish kept in an aquarium; (ii) small birds or 1 large bird kept at all time in a cage; and (iii) a single domestic dog or cat (but not both), not heavier than 23 kilograms or as otherwise specifically approved by the Developer concurrent with the Developer's sale of the Unit or by the Board;***
- b) when the Board determines that a dog barks so as to create undue hardship, discomfort or annoyance on the part of any of the Owners or Occupants or if a dog exhibits threatening behavior (except where provoked with the intention of eliciting such behavior), the Owner of the dog shall immediately and permanently remove the dog from the Project on notice from the Board;***
- c) any Owner or Occupant keeping a pet in a Unit may be required by the Corporation to enter into an agreement to provide security for damage caused by the pet and establishing rules for keeping the pet at the Project; and***
- d) pets permitted to be in a Unit shall not be permitted on the Common Property except for the purposes of ingress and egress from the Project***

POLICY:

The Board of Directors found it necessary to establish a Pet Policy due to negligence on behalf of some Pet Owners and due to the continued premature wear and tear and occasional damage of common property.

The Board's view is that the Owner must take responsibility for the actions of their pet and ensure compliance with established rules. In turn, Owners who do not have a pet should not assume responsibility for costs incurred by the Corporation for cleaning and replacement of common property components due to pets.

The following policy has been prepared to clearly outline requirements and expectations of Pet Owners.

Allowable Pets:

Appendix A, Clause 2, (a) of the Bylaws of the Corporation clearly outlines the type, size and quantity of pet(s) allowed. They are as follows:

GATEWAY SOUTH CENTRE

PET POLICY

- Multiple fish in an aquarium.
- Two small birds or one large bird in a cage. However, the Board has given approval for two birds of any size provided they fit in the same cage.
- Either 1 cat or 1 dog, not one of each. The cat or dog must not exceed 23 kilograms in weight.

Pet Application:

The Management must be provided with a completed pet application form for pets that reside on the premises. A copy of this form is available for download from the Corporation website (gatewaysouthcentre.com) or can be obtained from the management.

Pet Fee:

Approval of a pet application for a dog is subject to payment of a \$500 pet fee/non-refundable.

The pet fee is restricted to dogs, as they are the type of pets that primarily contribute to damage and premature wear and tear of common property areas.

Grandfathered Pets:

If an Owner has documented approval that extends to more than one cat or dog, the pets are grandfathered. However, upon sale of the Unit the grandfathering rights are not transferrable to the new Owner.

If an Owner has documented approval for a dog prior to April 30th 2010 they are not required to pay the pet fee. The grandfathering rights are specific to the dog approved and are not transferable to a different dog or to a new Owner upon sale of the Unit.

City of Calgary Responsible Pet Ownership Bylaw:

The City of Calgary Responsible Pet Ownership Bylaw regulates pet ownership; the following requirements are outlined in this Bylaw:

- You must pick up all feces produced by your dog both on and off your property. Ensure that you bring along a suitable means to pick up feces.
- You cannot leave your dog unattended while tethered.
- All dogs must be licensed by three-months-old.

GATEWAY SOUTH CENTRE

PET POLICY

- A dog Owner must ensure their dog does not:
 - Bite anyone
 - Injure anyone
 - Chase or threaten anyone
 - Bark, howl or disturb anyone
 - Cause damage to property
 - Cause damage to other animals

The City of Calgary fine for a dog running at large is \$100 and the fine for not licensing your dog is \$250; to report a bylaw violation to the City please call 311.

Pets on Common Property:

The Corporation has established the following requirements pertaining to pets that have been approved to reside at Gateway South Centre:

- Due to ongoing damage to landscaping, pets are not permitted to be in the courtyard at any time. This includes both the interior courtyard and the courtyard on the North end of the property.
- When taking your pet out for a walk please use an appropriate exit to ensure that the pet is not in the courtyard at any time. Building exits that do not open on to the courtyard should be used when taking your pet out to avoid a fine.
- Pets can be walked in areas other than the courtyards; however, in accordance with City requirements, you must pick up all feces produced by your dog both on and off Corporation property.
- Balconies/patios cannot be used to section off pets.
- Pets cannot be left unattended on common property areas (balconies/patios included) at any time.
- Pets must be kept on a leash at all times when on common property, whether indoor or outdoor.
- This pet policy serves as written warning that compliance with Corporation requirements is mandatory. Failure to adhere to these requirements will result in a fine levied against the applicable Unit.

GATEWAY SOUTH CENTRE

PET POLICY

Fob usage and security camera footage is used to trace the applicable Unit where it is noted that the regulations of this policy have been violated.

Barking Dogs:

Barking dogs are of particular concern; if your dog has a tendency to bark you must take appropriate measures to ensure the barking does not cause a disturbance for other residents. We suggest the following:

- Take your dog with you when you go out
- Do not leave your dog unattended in your Unit when away for an extended period of time
- Purchase a bark collar
- Contact your veterinarian or obedience trainer for suggestions
- Contact a pet store for suggestions

In accordance with Appendix A, Clause 2, (b), complaints of continual barking could result in the permanent removal of the dog from the premises.

Pet Owner Negligence:

It is the Owners responsibility to ensure compliance with all requirements established in this pet policy, including submittal of a pet application and payment of the pet fee where applicable.

Failure to comply with any of the regulations in the pet policy will result in a fine levied against the applicable Unit.

Unpaid fines and/or the pet fee will be posted on the account of the applicable Unit. Should these costs go unpaid they will be treated as arrears; please refer to the Arrears section of the Owners Guide for the process in which arrears are collected.

Continued violation of the regulations outlined in the pet policy will result in the permanent removal of the pet from the premises.