

Pet Registration and Policy in Hames Communities

This agreement regarding pet registration and pet rules (“Pet Policy”) applies to all residents (“Resident(s)”) and all pets in West Branch, Grand View, Summit View, West Park, and Sunrise manufactured home communities (“Community” or “Management”) and is hereby incorporated into the Communities’ Rules and Regulations as if fully set forth therein. By both parties signing this form, the Community approves of the undersigned Resident having the below-noted registered pet reside in his or her mobile/manufactured home at the Community, so long as Resident fully complies with the Pet Policy at all times.

All of the below-requested information on the Resident’s pet must be provided by Resident:

TYPE OF PET:	DOG _____	CAT _____	
GENDER:	MALE _____	FEMALE _____	COLOR _____
BREED AND AGE:	_____		NAME _____
RABIES INOCULATION: VETERINARIAN & DATE OF EXPIRATION: _____			
CHECK BOX IF COPY OF RABIES INOCULATION DOCUMENT/CERTIFICATE IS ATTACHED: <input type="checkbox"/> (ATTACHED)			
CITY PET LICENSE NO. OR DESCRIPTION OF IDENTIFICATION TAG: _____			

1. Management must give prior written approval for all pets residing in this Community, and all pets must be registered with Management; if a pet is acquired and not registered and approved, that action constitutes material noncompliance with the Lease Agreement and Rules and Regulations. Notwithstanding the foregoing, West Park Village has a “no dogs” policy, and no dogs are allowed in that particular community.
2. All dogs and cats must have current rabies inoculations, and an up-to-date copy of the rabies certificate/document must be provided to Management for all dogs and cats.
3. Management may require Resident to provide additional specific information regarding Resident’s pet that may be required by, or otherwise relevant to, any applicable municipal or other local law/ordinance regarding animals, including but not limited to, animal licensing information, as well as information regarding the pet’s prior history of attacks or bites against a human being or other domestic animal, or of unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack. (For Grand View, Summit View and West Park, see Chapter 23 of the Cedar Rapids Animal Ordinance).
4. Effective March 1, 2017, new requests for dogs in the following categories will NOT be approved in any Community under the Pet Policy:
 - a. Pure bred or mixed breed Rottweilers, Chow Chows, Pit Bulls and Bull Terriers (including but not limited to Stafford Shire or Bull Terriers, American Pit Bull Terriers, and American Stafford Terriers/Shire Terriers), Doberman Pinschers (min-pins are OK), Wolf Hybrids, Malamutes, Bullmastiffs and Mastiffs, German Shepherds, and any other breed primarily bred to be a guard/watch dog or with a temperament for aggressiveness/hostility.
 - b. Dogs prohibited under any applicable municipal or other local law/ordinance regarding animals.
 - c. Any individual dog that has a history of attacks or bites against a human being or other domestic animal, or of unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack, or

any previously permitted individual dog that is observed by Management being vicious or aggressive toward a human being.

5. At all times, Resident and Resident's pet must be in full compliance with all applicable municipal or other local laws/ordinances regarding animals.
6. Pets shall NOT cause excessive noise, cause damage to the premises or Community, be a nuisance, or create a health or safety hazard.
7. Excessive or needless barking or howling that unreasonably disturbs other Residents of the Community is not permitted.
8. Resident agrees to immediately clean up after his or her pet in common areas. Pets may not use other resident's sites to rid themselves of waste. Animal droppings are to be removed regularly from Resident's home site, which means that Resident shall remove and dispose of all animal droppings no less than weekly, and, for large dogs, no less than every three days.
9. Resident must be outside with their pet at all times. Pets must be on a leash that does NOT infringe on neighbors' yards, common areas or streets.
10. When walking pets in the Community, pets MUST be on a hand-held leash at all times. Pets are NOT allowed to run loose in the Community parks or playgrounds, Resident's yard, or neighbors' yards.
11. At all times, Resident is responsible for the conduct of Resident's pets, provided however that nothing within this provision shall limit or extinguish the Community's duties, obligations, and liabilities as otherwise provided under the law.
12. Nothing contained in this Pet Policy shall be construed as waiving, limiting, or extinguishing Resident's rights under any applicable federal and Iowa law, including the federal Fair Housing Act and Iowa Civil Rights Act.
13. Resident agrees to comply with the Pet Policy herein at all times. Violation of this Pet Policy is deemed to be a material noncompliance with the Lease Agreement and Rules and Regulations.

Acknowledgement

I/we acknowledge that I/we have received and read this Pet Registration and Pet Policy on the below date and hereby agree to abide by all terms and conditions of this Pet Policy.

Resident Address: _____

(Resident's Printed Name)	(Resident's Signature)	(Date)
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(Resident's Printed Name)	(Resident's Signature)	(Date)
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(Name & Title of Landlord or Authorized Agent)	(Signature)	(Date)
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