

RESIDENT \_\_\_\_\_



ADDRESS \_\_\_\_\_

**Animal Registration and Policy in Hames Communities**

This agreement regarding animal registration and animal rules (“Animal Policy”) applies to all residents (“Resident(s)”) and all animals in Grand View and Summit View 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 animal (“Animal”) reside in his or her mobile/ manufactured home at the Community, so long as Resident fully complies with the Animal Policy at all times.

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

<b>TYPE OF ANIMAL:</b>	<b>DOG</b>	<b>CAT</b>	
<b>GENDER:</b>	<b>MALE</b>	<b>FEMALE</b>	<b>COLOR</b> _____
<b>BREED AND AGE:</b>	_____		<b>NAME</b> _____
<b>RABIES INOCULATION: VETERINARIAN &amp; DATE OF EXPIRATION:</b> _____			
<b>CHECK BOX IF COPY OF RABIES INOCULATION DOCUMENT/CERTIFICATE IS ATTACHED:</b>			

Does the Animal have any history of: (1) Attacks or bites against a human being or other domestic animal; (2) unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack; or (3) being a direct threat to the health or safety of others? If you checked “Yes”, explain in detail below: Yes . . . No

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1. Management must give prior written approval for all Animals residing in this Community, and all Animals must be registered with Management; if an Animal is acquired and not registered and approved, that action constitutes material noncompliance with the Lease Agreement and Rules and Regulations.
  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 Animal 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 Animal’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 or Summit View 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 Animal Policy:
  - a. Pure bred or mixed breed Akitas, 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 Animal must be in full compliance with all applicable municipal or other local laws/ordinances regarding animals.
6. Animals 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. Animals will not be allowed to use other residents' home sites to rid themselves of waste Animal waste is to be picked up and removed from home site no less than weekly. For large dogs, pick up and remove Animal waste from home site at least every three days. For two animals, the Animal waste is to be picked up and removed from home site twice as often, for three animals, three times as often, etc. Resident must be outside with their Animal at all times. Animals must be on a leash that does NOT infringe on neighbors' yards, common areas or streets.
9. When walking Animals in the Community, Animals MUST be on a hand-held leash at all times. Animals are NOT allowed to run loose in the Community parks or playgrounds, Resident's yard, or neighbors' yards. Off-leash play is allowed in the Grand View Dog Park from sunup to sundown daily. Follow the rules posted at the Dog Park.
10. At all times, Resident is responsible for the conduct of Resident's Animals, provided however that nothing within this provision shall limit or extinguish the Community's duties, obligations, and liabilities as otherwise provided under the law.
11. Nothing contained in this Animal 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.
12. Resident agrees to comply with the Animal Policy herein at all times. Violation of this Animal Policy is deemed to be a material noncompliance with the Lease Agreement and Rules and Regulations.

**Acknowledgment**

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

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