

Revised 4-11-2019

## **Pet Policy Revision**

The Board of Managers has adopted a revised Pet Policy. The goal is to simplify the Rules and Regulations and make sure they are enforceable as well as comply with our Declaration and By-Laws. This revised Pet Policy is effective as of 4-11-2019.

### **PETS**

The Association permits dogs, cats, birds or other pets subject to Board approval and the following rules and regulations apply:

#### **Pet Registration**

Dogs and cats must be registered with the BFCOA Office. A pet application form completed by a veterinarian and applicant, a picture of the pet and a \$35 registration fee or \$50 for two pets is required within 15 days of the pet's occupancy. Any pet not properly registered with the BFCOA Office by May 31, 2019 shall be subject to the fine schedule listed below.

#### **Pet Rules and Regulations**

- No more than two (2) pets are allowed per unit, including any combination of dogs, cats or other household animals. Birds and fish are excluded.
- No dog which normally exceeds a maximum weight of 40 lbs. when fully grown is allowed.
  - Pursuant to federal law, an assistance animal is not subject to the weight restriction as long as proper documentation from a medical provider is provided, prior to the animal's occupancy.
- Pet owners are responsible for their pets and must immediately pick up pet waste deposited on the grounds and place it in an appropriate container.
- Pets are not allowed to be unattended on patios, decks, porches and balconies or on the common elements of the condominium community.
- Pets are required to be leashed and under the control of the handler when outdoors and not allowed to roam freely on the common grounds.
- Pets may not disturb neighbors.
- No chains, ropes, cages or doghouses are permitted outdoors.
- No livestock, wild animals or animals kept for breeding purposes are allowed.
- Cat litter must be disposed of in an appropriate manner and not on the grounds.

No warning is necessary for dangerous or vicious pets before the Association, with Board approval, directs that such animal(s) be permanently removed from the premises.

#### **Fine Schedule**

- |   |                |
|---|----------------|
| ➤ Within 30 days of pet's occupancy or 1 <sup>st</sup> rule violation | Warning Letter |
| ➤ Within 30 days after the warning letter                             | \$ 50 fine     |
| ➤ Within 60 days after the warning letter                             | \$100 fine     |
| ➤ Automatic fine for any dog over 40 lbs.                             | \$ 250 fine*   |

\*Any dog weighing over 40 lbs. and registered with the BFCOA Office as of 5-31-2019 shall not be subject to this fine.

IN WITNESS THEREOF, the Board of Managers of Brentwood Forest Condominium Association adopts the forgoing Pet Policy and Pet Registration Policies the 30<sup>th</sup> day of April 2019. The policies go into effect on May 31, 2019

BOARD OF MANAGERS OF BRENTWOOD  
FOREST CONDOMINIUM ASSOCIATION  
A Missouri Nonprofit Corporation.

By: Gerarda Schmalz  
Gerarda (Jardi) Schmalz, President

Attest:

Monika Kopfinger  
Monika Kopfinger, Secretary

THIS POLICY SHALL BE EFFECTIVE ON THE DATE OF MAY 31, 2019

Revised 4-11-19

**PET REGISTRATION**  
(Must be completed – Pet or No Pet)

Name \_\_\_\_\_ BF Address \_\_\_\_\_

Work Number \_\_\_\_\_ Cell Number \_\_\_\_\_ Home Number \_\_\_\_\_

NO PET ( ) Date \_\_\_\_\_ Signature of Resident \_\_\_\_\_ Owner ( ) \_\_\_\_\_ Tenant ( ) \_\_\_\_\_

PET ( )  
↓

**PET REGISTRATION & PET APPROVAL REQUEST**

Review the following pet regulations:

- ❖ A Pet Application form is required to be completed by a veterinarian prior to the pet(s) occupancy.
- ❖ Attach a current photo of your pet. BFCA may request to take a picture of the pet at their discretion.
- ❖ Attach a pet application fee (**1 Pet \$35 – 2 Pets \$50**) payable to Brentwood Forest Condominium Association.
- ❖ No dog which normally exceeds a maximum weight of 40 lbs. when full grown will be allowed.
- ❖ Fines are assessed for unapproved and unregistered pets and pet violations.
- ❖ Pet owners agrees to abide by the BFCA Pet Policies and the City of Brentwood Pet Ordinances.

**MY SIGNATURE ABOVE AUTHORIZES THE VETERINARIAN  
TO COMPLETE THE FOLLOWING INFORMATION**

Pet #1 Dog ( ) Cat ( ) – Male ( ) Female ( )  
 Pet's Age \_\_\_\_\_ Pet Occupancy Date \_\_\_\_\_  
 Pet's Name \_\_\_\_\_  
 Breed \_\_\_\_\_  
 Present Weight \_\_\_\_\_  
 Est. Full-grown weight \_\_\_\_\_  
 Neutered Yes ( ) No ( )  
 Shots: Rabies 1 year ( ) 3 year ( )  
 DHLPP Date \_\_\_\_\_

Pet #2 Dog ( ) Cat ( ) – Male ( ) Female ( )  
 Pet's Age \_\_\_\_\_ Pet Occupancy Date \_\_\_\_\_  
 Pet's Name \_\_\_\_\_  
 Breed \_\_\_\_\_  
 Present Weight \_\_\_\_\_  
 Est. Full-grown weight \_\_\_\_\_  
 Neutered Yes ( ) No ( )  
 Shots: Rabies 1 year ( ) 3 year ( )  
 DHLPP Date \_\_\_\_\_

Animal Hospital/Clinic \_\_\_\_\_

Address \_\_\_\_\_

Veterinarian's Signature \_\_\_\_\_

Phone # \_\_\_\_\_

Date \_\_\_\_\_

The information provided is accurate to the best of my knowledge and, as the pet owner named above, I agree to abide by the BFCA Pet Policy.

Owner/Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Pet(s) approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ Office Approval \_\_\_\_\_