

Pets

The Cooperative's policies are to ensure all Members' rights to have a pleasant, quiet, safe, and comfortable living environment are protected. Members with pets must adhere to the following policies:

1. A Member may have a maximum of three (3) pets. Of these three pets only two (2) may be dogs.
 - Any Member who had more than three (3) pets or more than two (2) dogs as of October 21, 2005 was required to provide a picture of their pets to the Office. While the Member was allowed to keep the pets, they are not allowed to replace a pet that puts their pet population into violation of this policy.
2. Any pure or part Chow, Pit Bull, and Rottweiler after October 21, 2005 per our insurance carrier are prohibited on Cooperative property. Any Member who had a pure or part Chow, Pit Bull, or Rottweiler as of October 21, 2005 was required to register and provide a picture of the pet with the Office. Members who registered their pets were allowed to keep the pets but can never replace with these breeds.
3. Mice, rats, snakes, and other pets the Board of Directors find undesirable or exotic within the multi-family housing setting of the Cooperative is prohibited.
4. Pet feces or other leavings, both in yard areas and walking areas, are to be disposed of thoroughly and immediately.
5. Feces clean up responsibility also applies inside the townhouse for all pet types.
6. If the clean-up of pet feces is done by the Cooperative, the member will be assessed a fee as determined by the Board of Directors.
7. Should the member receive three validated pet violations within a 12-month period, they will be asked to attend the next Board meeting to discuss your continued membership at Village Townhouses Cooperative.
8. The leash laws for the City of Lansing are strongly enforced for both dogs and cats on Cooperative property.

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9. Your pet must be on an appropriate leash not to exceed six (6) feet in length while the pet is being walked.

10. Pets may not be leashed in the front yard area of your town home. Specifically, you or another family member must accompany the pet if they are in the front yard.

11. Leashed pets shall not be left unattended in the backyard for 15 consecutive minutes.

12. When leashed or chained outside in the backyard area, the leash cannot exceed (10) feet in length beyond either the building, deck or patio. The leash may need to be shortened if the length allows the pet to go outside the Member's yard area.

13. The outside leash cannot be attached to any part of the building or in the common area; this includes trees and shrubbery.

14. Any damage to the leash, chain, or stake, regardless of the cause, is the Member's responsibility.

15. To prevent stray animals, Members cannot leave food or watering dishes outside overnight.

16. Pets shall not be allowed to make excessive or continuous noises that disturb neighbors. This applies when the Member is at home as well as when the Member is not at home.

17. The pet(s) must be licensed in compliance with all county, state, and city laws.

18. The pet(s), if applicable, must be vaccinated for rabies, distemper, and any other diseases requiring treatment or vaccination in accordance with the law.

19. The treatment for fleas and other animal pests on the pet is the responsibility of the Member.

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20. Exterior pet facilities, such as dog houses and pens, are prohibited.
21. The Member shall assume all risks concerning the care and maintenance of their pet(s). The Member shall indemnify the Cooperative, Board of Directors, employees and maintenance against any loss, damage, or expense resulting from personal injury or damage to, or loss, or property misused in any manner by their pet(s) and against any loss, damage, or expense resulting from injury to any person.
22. The Member assumes all responsibility for all damages inside the townhouse as well as the outside of the townhouse. This includes pet feces, urine odor or stains within the townhouse.
23. Occasionally, pet related problems not covered by this policy may arise. When this occurs, the Property Manager shall take any appropriate action deemed necessary. The Property Manager's action can be appealed to the Board of Directors.
24. If a Member must file a written complaint against another Member's pet(s) their name will be kept confidential, unless court action is necessary.
25. A Member will be notified of any complaint regarding their pet(s).
26. A member that receives nine (9) pet violations within a three (3) year period could be the equivalent of a material violation and could result in the termination of Membership. The member will be asked to come before the Board to discuss continued housing at Village Townhouses.
This policy is a three (3) year term and will take effect on 4-1-18 and will reset every three (3) years there, after.