

# Pets Policy

## Bull City Commons Cohousing

### Principles:

1. Pets are an important element of a healthy, balanced community, and people have a right to enjoy pets within our community. We welcome the inclusion of pets and value them as teachers and companions.
2. People have a right to live in our community without being inconvenienced, made uncomfortable and/or endangered by pets. Some people are afraid of unleashed dogs and some people are allergic to pets, with a wide range of severity.
3. Pet owners must take primary responsibility to ensure that their pets do not disturb or become a nuisance to others.

### Potential pet issues:

- Nuisance:
  - Barking, screeching, and other loud noises
  - Stepping in poop
  - Odor
  - Excessive dander
- Potential to harm residents or other pets
  - Allergies
  - Fleas and ticks
  - Biting and other aggressive behavior
  - Venomous reptiles
  - Constrictor snakes
- Harm to environment or to property
  - Killing birds and other small animals
  - Digging
  - Chewing or other destructive behavior

*Based on our values of respect for each other and safety, BCC has adopted the following guidelines for members who want to have pets:*

### Policy:

1. The following restrictions on pets will apply:
  - a. Only domestic cats, dogs, small birds, small fish, and small caged animals are welcome in the community.
  - b. Any animal that does not fit the above needs to be approved by the community as a whole.

- c. No animal that has attacked a human or domestic animal without provocation will be welcomed into the community or allowed to stay if it is already in the community.
  - d. No venomous animals of any kind will be allowed
2. Pets shall not be in the common area, except when passing through from a member's unit to the outdoors.
  3. All pets should be leashed or in a carrier when passing through the common area.
  4. All pets shall be on a leash or in a carrier when on the outdoor property and in an area designated for pets. (An exception would be if the membership decides to fence in a "dog park" area where dogs would be allowed off leash.)
  5. Pet owners shall pick up feces from their pets, and dispose of them so that others do not step in them.
  6. If a dog is barking excessively, to the point that it disturbs the peace of other members, the dog owner shall take measures to control the barking.
  7. Any dog that demonstrates aggressive behavior toward members will need to be controlled by the owner, or be permanently removed from the premises. Aggressive behavior shall be defined as lunging and baring of teeth with apparent intent to bite.
  8. Cats shall not be allowed outdoors unless on a leash or in a carrier so that the owners can pick up the feces and so that the cats do not kill birds or other small animals.
  9. Pet owners are responsible for repairing any damage done by their pets in the common areas.
  10. Pet owners shall assure that all pets are free of fleas, ticks, and any communicable diseases.
  11. The owner of any animal that is required by law to have rabies vaccinations shall keep the rabies vaccination up to date.
  12. If a resident is concerned about the behavior of another resident's pet(s), we suggest that the concerned resident first contact the owner to discuss the matter. If the problem cannot be resolved directly, it should be brought to the appropriate circle.