



Animals

Any member accepting the duties of animal ownership by registering an animal will be required to abide by all Highleah Townhouses, Inc.'s animal rules and regulations and the Independence, Mo., Chapter 3 Animals and Fowl of the Independence Municipal Code.

These regulations are specifically directed at eliminating nuisances caused by poorly controlled dogs and cats but apply to all animals maintained on the property.

Animal Permit

All members must file a statement of whether or not the member has an animal on the premises at the time of move-in and every year at the time of recertification or within 10 days of acquisition of the animal. (See Appendix)

- **Control:** An animal shall be deemed to be under the control of a responsible person when that person can observe and take effective corrective action to prevent nuisance or harm to people, animals, or property.
- **Owner:** Shall mean any person residing in the community who keeps or harbors an animal.
- **Animal:** Any non-human creature maintained in the community.

Service & Emotional Support Animals

Service and Emotional Animals are permitted with appropriate forms completed. (See Appendix)

Registration of Animal

All animals kept on the premises must be registered with the on-site office within 10 days after move-in or acquisition of the animal.

The following forms are required to complete the registration.

- A. Animal registration form
- B. Signed Animal Rules and Regulations form
- C. Proof of current vaccinations per the City of Independence animal ordinances
- D. Current weight of the animal
- E. Current photo of the animal
- F. Written proof of spaying or neutering
- G. A one-time, \$60 non-refundable fee per individual animal
- H. If a second dog or cat is acquired, another nonrefundable fee will be required. Dogs must have their DNA registration kit completed in the complex office

Animal Privileges

Animal owners may have two (2) dogs or two (2) cats or one (1) dog and one (1) cat per household. Any of the following also are allowed:

- a) One (1) aquarium up to 50 gallons for fish. Members will be responsible for any water damage to the unit from the aquarium.
- b) One (1) appropriate habitat for a lizard
- c) Two (2) birds in cages kept indoors.
- d) Two (2) hamsters, guinea pigs or gerbils kept indoors.

Restrictions

- A. No animal for breeding purposes shall be kept on Highleah Townhouses, Inc.'s property.
- B. All cats and dogs will be vaccinated annually or as recommended by a veterinarian per the rules of Highleah and the ordinances of the City of Independence. Verification must be submitted to the on-site office within 10 days.
- C. Non-registered animals are not allowed.
- D. Animals will not be allowed to make unreasonable noise.
- E. No animal, cat, or dog is allowed to run loose on the cooperative grounds at any time. All animals, cats, and dogs must be on a lead and under the control of a responsible person when on cooperative grounds.
- F. All animal feces must be cleaned up immediately anywhere at all times when the animal is outside the unit on the cooperative grounds. Animal waste must be placed in a plastic bag and disposed of in a proper trash receptacle.
- G. Any dog feces reported on the property will be tested for a DNA match. All samples must be collected by the Highleah representative.
- H. The clean-up fee the first time will be \$125; for the second time, \$150; and for the third time, and for all further violations, \$200 with a loss of animal privileges of the offending animal.

Three (3) dog waste violations will be allowed in 24 months. If a household has two dogs, each dog will be allowed three violations of the animal waste rule.

If multiple samples are taken on the same day from the same dog, the owner will be cited for one violation and required to pay for every test taken on that day.

- I. Tie-outs used to restrain animals outside units cannot exceed six (6) feet in length.

Animals are not allowed to be tied or attached in any way to trees. Tie-outs must not cause any type of trip or mowing hazard, allow the animal to cross a sidewalk, or obstruct common and limited common areas.

Owners must clean up immediately the areas where animals have been restrained.

- J. No restrained animal is to be left unattended after 10 p.m. or before 7 a.m. Animals cannot be left outside longer than two (2) hours at any time.
- K. Any animal that attacks or bites a person or another animal may be removed from the premises by an animal control officer, licensed veterinarian, or health or police officer per the Independence City Code.
- L. Animal owners are responsible for damage to the cooperative grounds and structures including the inside and outside of their units. The member will be charged for repairs including materials and labor per the Occupancy Agreement.
- M. All animal complaints must be in writing, signed by a member or employee, and given to the on-site office. The board responds only to written complaints signed by a member or employee.
- N. With the exception of animal waste violations, members receiving notice on three (3) separate occasions of a violation of any of these rules within a 12-month period will be in jeopardy of losing their animal privileges. The member will be called before the board of directors for a grievance meeting to discuss the violation.
- O. DO NO FEED STRAYS

Members who have their animal privileges revoked must wait two (2) years from the date of revocation before applying to have the privileges reinstated by the board of directors. If a member's animal privileges are revoked a second time, the privileges will remain revoked indefinitely.

Member's Signature	Date	Co-Member's signature	Date
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