

Purpose

To ensure a harmonious living environment for all residents by establishing guidelines for pet ownership within Chaparral Estates, in compliance with City of Calgary (the “City”) by-laws.

Scope

This policy applies to all unit owners and tenants within Chaparral Estates.

Policy

1. Approval and Registration

- **Board Approval:** No animal, livestock, fowl, or pet of any kind (other than birds, fish, or small animals restrained at all times in enclosures inside a building) is allowed within a unit, managed property, or common property without specific written approval from the Board. The Board may arbitrarily withhold approval and may withdraw approval at any time with seven (7) days' notice.
- **Criteria for Approval:** The Board will adhere to a structured set of criteria to evaluate all animals and owners seeking approval; see Appendix A
- **Registration:** All approved animals must be registered with the Property Manager. Owners are also required to register their pets with the City and always maintain up-to-date vaccinations.
- **Application:** Please complete the request form, see Appendix B, and submit to condoboard@chaparral-estates.com for consideration.

2. Behavior and Control

- **Leash Requirement:** All approved dogs and cats must be hand-leashed when outside their unit and always kept under control. They must be in the custody of a responsible person who shall not allow the animal to defoul or defecate on any landscaped area of the project.
- **Supervision:** Dogs and cats must be supervised and not left unattended in any part of Chaparral Estates.
- **Noise:** Pet owners are responsible for ensuring their animals do not create excessive noise that may disturb the peaceful enjoyment of other residents. Continuous or excessive barking, howling, or other disruptive noises must be addressed promptly by the owner.

3. Hygiene and Cleanliness

- **Waste Disposal:** Owners are responsible for promptly cleaning up after their pets.
- **Common Areas:** Pets are not allowed in common areas such grass or garden areas.

4. Health and Safety

- **Vaccinations:** Owners must ensure every animal allowed outside the unit is up-to-date on vaccinations and is registered with the City.
- **Aggressive Behavior:** Any pet displaying aggressive behavior may be subject to removal from the community.

5. Responsibility for Damage

- **Landscaping Damage:** The owner shall be solely responsible to the Corporation for and shall pay for the repair of any landscaping damage caused by their dog or cat.

6. Compliance with Municipal By-Laws

- **Municipal Enforcement:** Any Municipal By-Law in effect in the City of Calgary regarding pets shall have effect within the common property. Municipal officers are authorized and permitted to enforce City By-Laws on the common property.

Penalties and Enforcement

Failure to comply with this policy may result in penalties, including fines, restrictions, or removal of the pet from the premises.

Review and Amendments

This policy will be periodically reviewed and may be amended based on feedback from residents and changes in local regulations.

APPENDIX A
Chaparral Estates Pet Approval Form

- **Name:** _____
- **Unit Number:** _____
- **Phone Number:** _____
- **Email Address:** _____

Pet Information:

- **Pet Name:** _____
- **Species (e.g., Dog, Cat):** _____
- **Breed:** _____
- **Age:** _____
- **Weight:** _____

Pet Care Information:

- **Does the pet have current vaccinations?** (Yes/No) _____

Behavioral Information:

- **Has your pet ever exhibited aggressive behavior?** (Yes/No) _____
- **Has your pet undergone obedience training?** (Yes/No) _____

Acknowledgment: I, the undersigned, acknowledge that the Board will review my request based on the information I have provided. I understand that approval is contingent upon the Board's discretion and adherence to condo regulations. Furthermore, I agree to abide by all by-laws, promptly pick up after my pet, and accept full responsibility for any costs related to damage caused by my pet.

Signature: _____

Date: _____

APPENDIX B
Chaparral Estates Pet Approval Form – Board Review

Owner Information

- **Owner's Name:** _____
- **Unit Number:** _____
- **Pet's Name:** _____
- **Breed:** _____
- **Size:** _____

Registration and Documentation

- ☐ *Vaccination:* The owner must attest that any pets allowed outside the unit will always be up-to-date on all required vaccinations.
- ☐ *Licensing:* The owner must confirm that the pet is properly licensed and will ensure it remains licensed in accordance with all applicable local regulations.

Breed and Size

- ☐ *Breed:* Ensure the dog's breed and size is suitable for the community.

Behavior and Training

- ☐ *Temperament Assessment:* Evaluate the pet's temperament to ensure it is friendly and non-aggressive.

Health and Hygiene

- ☐ *Bathroom:* Ensure the owner commits to picking up after the pet promptly.

Noise Control

- ☐ *Barking/Noise History:* Assess the pet's history of barking or noise disturbances.

Supervision and Control

- ☐ *Leash Requirement:* Verify that the owner agrees to keep the pet on a leash in common areas.
- ☐ *Supervision Commitment:* Ensure the pet will not be left unattended in common areas.

Designated Areas

- ☐ *Pet-Friendly Zones:* Confirm the owner will take the animal outside the community for exercise and socialization.
- ☐ *Restricted Areas Compliance:* Ensure the owner agrees to avoid restricted areas such as grass, gardens and all common spaces.

Owner Responsibility

☐ *Community Rules Agreement:* Ensure the owner agrees to abide by all community rules regarding pets.

Responsibility for Damage

☐ *Landscaping Damage:* Confirm the owner understands they are responsible for any landscaping damage caused by their pet.

Compliance with Municipal By-Laws

☐ *Municipal Enforcement:* Ensure the owner is aware that the City of Calgary by-laws regarding pets will be enforced within Chaparral Estates.

Community Feedback

☐ *Resident Input:* Consider feedback from other residents regarding the pet's presence and behavior.

APPROVED BY:

On behalf of the Board