

BIRCHWOOD MEADOW HOUSING CO-OPERATIVE INC.

BY-LAW #3

PET BY-LAW

Preamble

In principle, Birchwood Meadow Housing Co-Operative believes that permitting pets to reside within the Co-op is an asset to the community, particularly in light of the growing recognition of the therapeutic value of pets. Out of respect for the rights of Co-op Members, the keeping of pets must be regarded as a privilege, not a right of occupancy.

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In this by-law, "Pet" shall mean "Animal" and "Animal" shall mean "Pet" except in the case of Certified working animals which are not considered "Pets".

ARTICLE 1

- 1.01 (a) Members will be permitted 2 domestic household pets (including pet sat animals/pet rescue animals); these include dogs, cats and contained animals such as birds or hamsters.
- (b) All cats and dogs (including pet sat animals/pet rescue animals) must be licensed and registered with the City of Ottawa if municipal by-laws require they be licensed.
- (c) No animals, unless they are working animals, shall be permitted as pets (including pet sat animals/pet rescue animals) if they exceed, or are likely to exceed 30 lbs. Or otherwise if they are of size that cannot be reasonably carried by a responsible person.
- (d) No exotic animals are allowed in the Co-Op as per the City of Ottawa By-law.

ARTICLE 2

- 2.01 (a) Pet owners are responsible and liable for any damage caused by their pets to the owners' unit, to common areas and to other members' units or property. An agreement acknowledging this responsibility must be signed upon the registration of the pet.
- (b) All cats and dogs six months of age or older must be spayed or neutered. A certificate indicating that the spaying or neutering of a pet has taken place, issued by the Humane Society or a licensed veterinarian, must be filed with the Co-op when a pet is registered or within one month of the pet turning six months of age. Any exceptions to the above must be approved by the Pet Control Committee.

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- (c) Any excessive noise or nuisance caused by the pet is the Member's responsibility and the Member is expected to control both the noise and the pet, subject to relevant provisions of the Co-op's by-laws.
- (d) The Co-op will have the right to prevent Members from keeping animals which are dangerous or a nuisance.
- (e) Pets of guests are subject to the By-law and must be registered as per Schedule B. For stays longer than 4 days, written permission must be obtained from the Pet Committee. Members will be held accountable for the behaviour, noise and damage of their guest's pets.

ARTICLE 3


- 3.01 It is mandatory that all pets and certified working animals be registered with the Pet Committee prior to the animal's acquisition. This is to ensure that the animal meets the guidelines specified in this By-Law (see schedule A, B, C).
- 3.02 All owners are expected to follow the Municipal Stoop and Scoop By-law.
- 3.03 All animals must be leashed and carried while in all common areas of the building (including elevators). All animals must be leashed or held in an appropriate container while on the Co-op grounds.
- 3.04 All complaints regarding pets should be in writing to the attention of the Pet Committee and dropped in the Pet Committee Mailbox located in Meeting Room #1. All complaints received will be treated in confidence.
 - a) Upon receipt of a complaint, the Committee will send a warning to the Member in question.
 - b) Owners are limited to 1 complaint. The receipt of a 2nd complaint against the same animal will warrant that the animal be removed from the Co-op. If the animal is not removed with the time allowed, the Member may face eviction under the Co-op's by-laws. After a one (1) year period if a second complaint has not been received against the same pet, the 1st complaint will be stricken from the unit file.

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- c) Complaints regarding animals that have not been registered will not be investigated by the committee but a copy will be placed in the unit file and the complaint will be forwarded to the Board of Directors for their attention.
- 3.05 Any damage to Co-op property by Members' pet(s), guests pet(s) or animals being pet sat, either to the common property or the Member's unit, will be repaired/replaced at the Member's expense. Money will not be used from the Member Loan to cover these expenses.
- 3.06 The attached Schedules A, B and C will form part of this By-law. They may be amended from time to time by the Pet Committee and the Board of Directors and the Schedules, as so amended, will form part of this By-law.

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PASSED by the Board of Directors and sealed with the Corporate Seal of the Co-operative this 11th day of September, 2002.


Vice-President


Secretary