

PET REPORT

(Must be completed - Pet or No Pet)

Name _____ BF Address _____

Work Number _____ Cell Number _____ Home Number _____

NO PET () Date _____

Signature of Resident Owner () Tenant ()

PET ()



PET REGISTRATION & PET APPROVAL REQUEST

In accordance with the Brentwood Forest Declaration and By-Laws (Article XVIII, Section 18.4 – PETS) any unit owner/tenant who temporarily or permanently houses a pet (except fish) must first forward a written application requesting approval from the Association Office. I/we hereby certify that I/we have received and read the Declaration and By-Laws, Section 18.4 – PETS and agree to abide by the rules and the Pet Policy adopted and/or amended by the Board of Managers. Review the following pet regulations:

- ❖ The estimated weight of the breed of pet may not exceed 40 pounds when full grown
- ❖ A Pet Application form is required to be completed by a veterinarian prior to the pet(s) occupancy
- ❖ Attach a current photo of your pet. BFCA may request to take a picture of the pet at their discretion
- ❖ Forward a pet application fee (1 pet \$40 - 2 Pets \$60) payable to Brentwood Forest Condominiums
- ❖ Fines are assessed for unapproved and unregistered pets and pet violations
- ❖ Pet owner agrees to abide by the BF pet rules and regulations and the City of Brentwood Pet Ordinances

MY SIGNATURE ABOVE AUTHORIZES THE VETERINARIAN TO COMPLETE THE FOLLOWING INFORMATION

PET #1 Dog () Cat () - Male () Female ()
Pet's Age _____ Pet Occupancy Date _____
Pet's Name _____ Breed _____
Pet Color _____
Present Weight _____ Est. full-grown weight _____
Neutered Yes () No ()
Shots: Rabies 1 Year () 3 Year ()
DHLPP Date _____

PET #2 Dog () Cat () - Male () Female ()
Pet's Age _____ Date of Occupancy _____
Name _____ Breed _____
Color _____
Present Wt. _____ Estimated full grown wt. _____
Neutered Yes () No ()
Shots: Rabies 1 Year () 3 Year ()
DHLPP Date _____

Animal Hospital/Clinic _____ Address _____

Veterinarian's Signature _____ Phone # _____ Date _____

Pet(s) approved this ____ day of _____, 20____ providing the pet does not become a nuisance, the information provided is accurate to the best of your knowledge, the pet owner abides by the Pet Policy and the pet does not exceed the 40 pound weight limit after approval. An automatic \$100 fine is assessed against the unit owner for housing an unapproved pet or a pet exceeding 40 pounds. A \$30 fine is assessed on the first of each month thereafter until the Association is notified in writing that this pet no longer resides in Brentwood Forest or until the pet is approved by the Association.

Property Manager _____

Judy Canoy

BRENTWOOD FOREST CONDOMINIUM ASSOCIATION

REVISED RULES AND REGULATIONS

PET POLICIES

Pet ownership is a privilege of residence in Brentwood Forest and is attached to the ownership of a particular Unit. A Unit Owner may allow or disallow pet ownership by a Tenant. Therefore, restrictions, violations and any assessments or fines attached to pet ownership ultimately are the responsibility of the Unit Owner.

Pet owners, whether Unit Owners or their Tenants, are responsible for the health, well-being, training and behavior of their pets. Pet owners are expected to comply with animal regulations of Brentwood Forest, the City of Brentwood and St. Louis County.

The Declaration and By-laws set forth regulations concerning pets in Section 18.4 ff. Among other points, these regulations call for no more than two (2) pets, including any combination of small dogs, cats, birds, or other household animals (not including fish). No wild animals or livestock may be kept.

Pet Application: The Pet Application form is available from the Association Office. A prospective resident with a pet (or pets) must complete a Pet Application form prior to occupancy. A current resident with a new pet must complete a Pet Application form within 30 days of acquiring the new animal. Resident pet owners are requested to update information on their pets a least once a year or at the option of the Association Office.

Non-Compliance with Pet Application: An automatic \$100 fine will be charged against a Unit Owner for each pet housed in a Unit without a Pet Application, followed by a \$30 fine for each pet on the 1st of each month thereafter until approval of the pet(s) through a completed Pet Application process or until the Association is notified in writing that the pet(s) no longer reside in the Unit.

Weight Restriction for Dogs: To be in compliance, a dog may weigh no more than forty (40) pounds when full grown. The Association may request, at the owner's expense, that a veterinarian report the current weight of their dog. If a dog weighs more than 40 pounds or, according to breed, is expected to weigh more than 40 pounds when full grown, a monthly assessment of \$30 will be charged on the first (1st) day of each month against the Unit Owner until the Association is notified in writing by said Unit Owner that the pet no longer resides in said unit. If two (2) dogs in non-compliance with this weight standard are in residence, the assessment will be \$30 per dog on the 1st of each month.

Exceptions to Weight Restrictions for Dogs: Pets in violation of the 40 pound weight limit approved prior to June 1, 1998 and specifically grandfathered are not subject to fines for violation of the weight requirement. Because larger dogs often have shorter lives, such an animal would now be rare. Application must be made for any new pet, and weight requirements will apply for any new pet.

A service animal (for example, a dog trained to assist a visually impaired or mobility impaired person) is not subject to weight restriction so long as the resident in need of the animal's assistance offers proof of the animal's training and/or a physician's statement regarding the person's disability and need for a service animal. Strictly speaking, a service animal is not a pet, but all other regulations concerning pets apply to service animals in Brentwood Forest.

Other Violations: Fines for any other violation of Section 18.4ff. or regulations regarding pets will be handled under the Standard Fine Policy.

In addition to fines, Brentwood Forest Condominium Association reserves the right to require obedience training at the pet owner's expense and/or have any pet permanently removed if the pet is determined to be dangerous or vicious (by biting or seriously clawing any person without provocation), or has become a general nuisance by reason of noise, odor or other cause or if the pet is repeatedly allowed to roam loose or is regularly left unattended outside on a deck, patio or common grounds.