

YORKSHIRE PLAZA COOPERATIVE
SERVICE ANIMAL POLICY

Other than fish, caged birds, and customarily home-caged animals such as hamsters, no animals are allowed within the Cooperative without having the animal registered.

Members having an approved service animal permit must follow the rules and regulations as follows:

1. Service animals registered with the Cooperative must be registered annually as directed by Management or the Board of Directors. The member must at the initial registration provide a picture of the service animal. Each year at registration the member must provide proof of license from the City of Roseville. This applies to both cats and dogs. Failure to pay the charge within 30 days and continued failure to register the service animal may result in any one of the following; a fine, revocation of service animal permit requiring the immediate removal of the pet, or loss of membership and occupancy.
 - a) Once approved for a service animal Management will issue a color coded medallion, which must accompany the service animal at all times. In addition, Management will install a sticker in a window of the member's townhome to identify for Management and contractors that there is an animal in the townhome. If the member fails to display the medallion or remove the sticker they are in violation of the policy and are subject to a fine, revocation of permission to maintain a service animal or possible eviction.
2. Cats are not permitted outside the unit for any purpose other than to transport from place to place unless on a leash. For no reason whatsoever are they permitted to roam the property not even within a Member's privacy fence. When transporting they must be secured inside a pet carrier. Dogs are permitted outside the unit for pet purposes such as exercise, play, etc; however, must be on a leash or chain not to exceed 10 feet in length. They must never be left unattended as this poses a hazard to both the dog and fellow members. Leashes/chains must not be attached to trees, shrubs, meter boxes, utility poles, etc. Member's must comply with the Ordinances of the City of Roseville.
3. Service animals are not permitted to make loud or unreasonable noises that may be disturbing to fellow Members of the Cooperative. Should a warning be issued and the disturbance continues the Member will be directed to remove the pet permanently.
4. Members are financially responsible for any and all damages and/or injuries caused by their service animal. By registering, they agree to indemnify and hold the Cooperative harmless from any liability. Members agree to reimburse the Cooperative for damages, judgments, costs and/or attorney fees incurred by the Cooperative as a result of damages/injuries. Service animals found to have injured anyone must be removed from the property within 24 hours of incident. Pet owners promise to reimburse fellow members for any costs due to damages caused by their pet.
5. Members must immediately clean up messes caused by their service animal. The term "messes" is defined to include defecation, garbage, and the like. Dog droppings must be disposed of by being placed in a plastic sack, secured and then placed in a garbage

receptacle. Cat owners must supply a sealed litter box for waste that must be kept inside the unit. Cat litter must be disposed of using 2 ply plastic garbage bags. This must be securely closed before placing inside trash receptacles. Failure to comply will result in one or more of the following; fines, revocation of permission to maintain the service animal, or eviction.

6. Member's shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit prevent health hazards and shall maintain the unit in a sanitary condition at all times.
7. Members are prohibited from harboring or feeding stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the Board of Directors.
8. The service animal must be spayed/neutered after reaching 6 months of age and proof of same given to the office.
9. Upon the death of a service animal, the Member must inform the office and dispose of the remains in a proper fashion. Remains are not permitted to be buried on Cooperative property or placed inside trash receptacles.
10. The service animal permit allows only for the service animal described on the form. It does not permit pet visiting/sitting of any kind other than assistance animals needed by visitors with disabilities.
11. It is the responsibility of the Member to ensure their service animal is contained whether or not they are home as staff or contractors may need to enter. This includes times such as those when the unit may be treated for infestations. Yorkshire Plaza will not be held liable for the ill health or death of a service animal due to treatments.
12. Current breeds not permitted at Yorkshire Plaza - Pit Bulls, Rottweilers, and Dobermans.
13. The maximum weight limit for an adult service animal permitted by the Cooperative is 15 pounds or less. The member must show hardship or extraordinary circumstances to exceed the weight limit and gain Board of Director approval. In the event the service animal causes interior damage or creates foul orders in the town home the member is in violation of the Service Animal Policy.

I agree to abide by the policies listed above. I understand the Board of Directors has the right to change these policies from time to time. A 30-day notice will be issued to Members prior to any rule changes. I understand Management reserves the right to inspect my unit without prior notification to ensure these policies are being followed.

Date

Member Signature

Date

Authorized Cooperative Representative

PROOF OF SERVICE

I, _____, served a copy of the following documents on the following members of Yorkshire Plaza Cooperative:

Arnott	20744 Hunt	Roseville, Mi. 48066
Minchella	20942 Hunt	Roseville, Mi. 48066
Spanski	20739 Washington	Roseville, Mi. 48066
Strother Jr.	20743 Washington	Roseville, Mi. 48066
Miserlion	20880 Hunt	Roseville, Mi. 48066
Strubbe	20930 Hunt	Roseville, Mi. 48066
Billingley	20925 Washington	Roseville, Mi. 48066
Dombrow/Packett	20775 Washington	Roseville, Mi. 48066
Robart	20846 Hunt	Roseville, Mi. 48066
Van Assche	20971 Washington	Roseville, Mi. 48066
Saari	20958 Hunt	Roseville, Mi. 48066
Duncan	20867 Washington	Roseville, Mi. 48066
Linville	20983 Washington	Roseville, Mi. 48066
Garrison	20756 Hunt	Roseville, Mi. 48066
Hinneburg	20735 Washington	Roseville, Mi. 48066
Lanovich	20818 Hunt	Roseville, Mi. 48066
C. Rutt	20994 Hunt	Roseville, Mi. 48066
Chene	20975 Washington	Roseville, Mi. 48066
M. Wilson	20967 Washington	Roseville, Mi. 48066

by delivering the same to the above stated addresses by U.S. First Class Mail on November 25, 2011.

- 1) MEMBER LETTER;
- 2) SERVICE ANIMAL REGISTRATION FORM; and
- 3) SERVICE ANIMAL POLICY.

By: _____

Subscribed to and sworn before me
this ____ the day of _____, 2011.

Notary Public
Wayne County, Michigan
My Commission expires: _____
Acting in the County of Wayne