

THE RENAISSANCE AT NORTH HILL

PET REGISTRATION

NO DOGS

Please fill out the information requested below in order to register your pet with the Board of Directors of **THE RENAISSANCE AT NORTH HILL** in accordance with the registered bylaws. Any unregistered pet could be subject to an order to remove it from the premises in accordance with the bylaws. We urge you to take a minute and fill in and submit this form.

Unit #: _____ (East) OR (West)

Name of Owner(s): _____

Name of Tenant(s) (if any): _____

Pets: _____

Pet – Breed, Color & Type _____

Age _____ Male _____ Female _____

Spayed / Neutered Yes _____ No _____

Pet – Breed, Color & Type _____

Age _____ Male _____ Female _____

Spayed / Neutered Yes _____ No _____

Please return to: Ultimate Property Management Inc.
#106-811 Manning Road NE
Calgary, Alberta T2E 7L4

Fax No.: 403-235-3007
Email: judy.walker@ultimateproperty.ca

RECENT PHOTO OF PET(S) MUST BE ATTACHED

**THE RENAISSANCE
CONDOMINIUM CORPORATION # 0211811
1718 – 14 Avenue NW & 1726 – 14 Avenue NW, Calgary, AB**

PET APPROVAL FORM

Having your pet reside at The Renaissance at North Hill is a privilege, not a right. Please be aware that in our condominium bylaw: 2. DUTIES OF AN OWNER, (mm) PETS:

Other than working dogs (such as seeing eye or hearing assistance dogs) which have received the prior written consent of the Board, the keeping (temporary or otherwise) of dogs of any size in a Unit or on the Common Property is strictly prohibited. An Owner shall be entitled to keep in a Unit, fish, birds, or a maximum of two (2) cats, provided that the pet does not create any unreasonable disturbance to other Unit Owners, or be a hazard to or harmful to any Common Property or to other Owners. In no event shall an Owner be entitled to keep an aggressive or noisy animal. An Owner of a pet shall be required to keep the Unit in a clean and reasonable state of cleanliness (i.e., excrement from animal litters within the boundaries of the Unit) and the owner of a pet shall keep the Common Property clean of all excrement which the pet litters on the Common Property, or if the pet causes damage to the Unit or the Managed Property, the Owner shall be responsible for the cost of repair of such damage. If an Owner has a pet that is aggressive or noisy, or if any Owner fails to maintain and control his pet in a reasonable manner, in the opinion of the Board, acting reasonably, on notice from the Board, the Owner may be required to either contain the pet within the confines of the Unit, or alternatively, remove such pet from the Unit. No pet of any kind shall be allowed to run at large over any portion of the Common Property. In the event an Owner is in breach of this By-Law, the Corporation shall be entitled to assess against the Owner of a Unit financial penalties for breach of the By-Law, as contemplated in By-Law 32. In addition, the Corporation shall be entitled to apply to a Court having jurisdiction for an injunction against the Owner prohibiting the Owner from keeping the pet in the Unit, and removing the pet from the Unit. All costs of such legal action, including fees on a solicitor and his own client basis, shall be paid by the Owner of the Unit, and can be recovered in the same manner as any assessment against the Unit.

Your agreement to maintain the following rules and regulations regarding your pet will allow other residents the right to quiet enjoyment of their unit.

1. All droppings must be picked up immediately, not left until later. Carry a bag or container with you when you walk your pet (City of Calgary by-law 23M89, Sec 4 (e) \$100 fine)
2. Cats must be on a leash less than six (6) feet in length at all times, and must not run at large (City of Calgary by-law 23M89, Sec 3- \$100 fine and dog will be seized and sent to pound).
3. Cats must be confined inside the unit or enclosed area and not allowed to wander at large (City of Calgary by-law 23M90, Sec 164 (3) - \$50 fine).
4. Pets must be taken off the condominium property for walks.
5. Cats are not allowed to wander halls or common areas. They must also be leashed or held outside the suite.
6. Cat litter must be disposed of in a tied plastic bag and placed directly in the garbage receptacle to avoid odour.
7. Owners will be responsible for any and all damage caused by their pet(s), whether it is Condominium Corporation or other private property.
8. All condominium by-laws must be obeyed. Upon written notification by the board of directors for non-compliance of any of the above or the corporation by-laws, you must remove the animals within fourteen (14) days.

I, _____ of unit _____ have read the above rules and regulations pertaining to my pet(s), and agree to adhere to them at all times. I understand that failure to comply may result in loss of pet privileges.

Resident Signature

Date