

Trump Village Estates

2915 WEST 5TH STREET • BROOKLYN, N.Y. 11224

Contract# _____

Current Rules and Regulations for Keeping Dogs

Dogs (“Dog” or the “Dogs”) will be permitted at Trump Village Section 3, Inc. on condition of strict compliance with following Rules and Regulations by the shareholder(s) in whose apartment the Dog resides and by the owner of the Dog. The Board of Directors of Trump Village Section 3, Inc. (the “Housing Company”) reserves the right to amend, add to or delete from the Rules and Regulations at any time.

1. The shareholder(s) in whose apartment the Dog is kept must register the Dog with the Management Office. **NO MORE THAN ONE DOG MAY BE REGISTERED FOR AN APARTMENT.** The registration must be by means of a written communication which lists each Dog kept in the apartment, whether known or unknown to the Housing Company, and provides, for each such Dog the following:
 - a) Proof of compliance with all Federal, State and Local dog licensing requirements;
 - b) Current Certification of Inoculations;
 - c) Information sufficient to identify the Dog, including type of Dog, approximate age, breed, gender, approximate size, weight and coloring, plus two (2) photographs of the Dog (approximately 2”X 2”);
 - d) Name, address and phone number of at least one adult who has agreed to care for the Dog in an emergency;
 - e) An initial one-time registration fee per Dog of 100.00, by means of a check payable to Trump Village Section 3, Inc.;
 - f) Shareholders will be provided with a Trump Village identification tag for their dog and will maintain it on the dog’s collar when the dog is on any of the cooperative’s property, other than the shareholder’s apartment. There is a one-time fee of \$25 per tag;

- g) Each shareholder with a Dog is required to pay a monthly fee of \$25 per Dog as additional maintenance to offset the additional costs and expenses incurred by the cooperative as result of dog ownership. All fees due *under* these rules and regulations shall be collected as maintenance as it is due under the Occupancy Agreement;
 - I. A current certificate of homeowner's insurance evidencing coverage for the shareholder and the Housing Company, which must be named as an additional party insured, against any injury or damage caused by the Dog.
 - II. The attached Dog Registration Form, completed and signed.
- 2. Each shareholder who has registered a Dog must re-register the Dog annually together with his/her annual apartment recertification. Each re-registration must include all the documentation and information listed above for the original registration.
- 3. At such time as the registered Dog shall expire or shall cease residing in the apartment the shareholder may not, under any circumstance, bring or permit a different or replacement Dog into the apartment without registering such Dog.
- 4. Each Shareholder with a Dog (registered or unregistered) must pay a Monthly Dog Fee of \$25.00 per Dog on the first day of each month. All fees payable under these Rules and Regulations shall be collectable as maintenance (rent) by the Housing Company from the Shareholder.
- 5. The Housing Company's Board of Directors reserves the right to prohibit the registration or re-registration of:
 - (a) Any Dog which exhibits undesirable or aggressive behavior;
 - (b) Dog over Thirty-five (35) pounds when fully grown, except that shareholders in apartments with a Dog over the 35 pound rule limit on the effective date of these current Rules and Regulations may keep that Dog provided that once such Dog is no longer in the apartment, the 35 pound rule will apply to any new Dog;
 - (c) Any Dog whose owner has failed to properly care for it or clean up after it or has violated these Rules and Regulations; or
 - (d) Any animal which in the judgment of the Board is not suitable to be kept as a Dog in an urban apartment building such as Trump Village Estates.

6. Each shareholder of an apartment for which a Dog has been registered and the owner of each such Dog must, as a condition of keeping the Dog, strictly comply with the following requirements:
 - (a) The Dog must be carried or must be under control on a leash no more than five (5) feet in length whenever the Dog is outside the apartment but otherwise on the property of the Housing Company or on any sidewalks or streets adjoining the property.
 - (b) The Dog may not be walked or permitted onto any portion of the Housing Company's property where residents are not permitted to be except for the purpose of entering or leaving the building.
 - (c) The Dog must be curbed in the public streets and not on the property of the Housing Company, and all waste must be removed and properly disposed of.
 - (d) The Dog may not be permitted to be present in any interior common areas of any building except such areas as are required for entry to and egress from the building and only to the extent necessary to enter or exit the building.
 - (e) The Dog may not at any time cause any damage, injury, discomfort, annoyance or nuisance or in any other way inconvenience, or cause complaints from, any other resident of the Housing Company.
7. Any shareholder having a visiting or guest dog for more than 24 hours must provide written notice of the dog's presence to the management office. Any harboring of a guest dog for more than 14 days will require the animal to be registered pursuant to these rules and regulations and fees under them paid.
8. All Dogs that have not been registered or re-registered in accordance with these Rules and Regulations are illegal and must be immediately and permanently removed from Trump Village. The Housing Company will, to the fullest extent possible, commence and prosecute eviction proceedings against the shareholder in whose apartment the Dog is kept. Please note that each shareholder is fully responsible for any Dog kept in his/her apartment, regardless of who owns the Dog.
9. Violation of these Rules and Regulations constitutes a material violation of the Occupancy Agreement.

Dated: _____,

By Order of the Board of Directors

Trump Village Estates

2915 WEST 5TH STREET • BROOKLYN, N.Y. 11224

REGISTRATION FORM

[For use in registering or re-registering a permitted dog or other domestic animal.]

Each of the undersigned, being a shareholder of Trump Village Section 3, Inc. (the “Housing Company”), hereby certifies that he/she has received and read the Rules and Regulations For Keeping Dogs and Other Domestic Dogs; that he/she has registered and/or re-registered a Dog or other Dog in accordance with said Rules and Regulations; that he/she will strictly abide by all the terms and provisions of the Rules and Regulations; and that he/she understands and acknowledges that violation of the Rules and Regulations constitutes a material violation of his/her Occupancy Agreement and will subject hem/her to legal action, including eviction proceedings, at his/her cost and expense.

Age _____ Breed _____

Gender _____ Size _____

Weight _____ Color _____

Signature

Print Name

Phone#

Address: _____ Apt. No. _____

Brooklyn, New York 11224