
**105 NORTHGATE TENANTS CORP.
SERVICE ANIMAL - EMOTIONAL SUPPORT ANIMAL - REGISTRATION FORM
HOUSE RULE - ANIMAL POLICY**

Owner Information:

Resident Name: _____
Address: _____
Phone: _____ Email: _____

Shareholder Name: _____ Email: _____
Phone: _____

Animal Information:

Name: _____ Age: _____

Breed: _____ Color: _____

Size: _____ (Informational Purposes Only-No Restrictions/Limitations)

Vaccination Documentation: _____ Veterinarian: _____
License No: _____ Municipality: _____

ANIMAL POLICY:

The above named Shareholder or Resident, (hereinafter collectively referred to as the "Resident"), represents and warrants that based upon his/her medical condition that he/she is or will be a resident with a disability and as such requires either a Service Animal or an Emotional Support Animal ("ESA"), (hereinafter collectively referred to as the "Animal"), which is recommended by a healthcare provider for medical reasons and/or treatment purposes and has requested that 105 Northgate Tenants Corp. ("Corporation") grant permission to harbor or house a Service Animal or ESA as a reasonable accommodation based upon the occupancy and/or primary residence of the Resident or family member residing at the Premises.

Accordingly, the Resident hereby agrees to abide by, comply with and adhere to the Animal Policy - Rules & Regulations, as enacted by, and as revised from time to time, concerning the harboring or housing of a Animal, with respect to the occupancy and/or maintenance of the Animal at the Corporation.

RULES & REGULATIONS: In furtherance hereof, the Animal is required to act in compliance with the Animal Policy - Rules & Regulations, and is strictly prohibited from engaging in certain actions, behavior and/or misconduct, which is believed to be both objectionable and/or a violation of this Animal Policy, including, but not limited to the following: (i) being walked off a leash anywhere on the property of the Corporation, while outside of the Premises on common area, including the entry, entrances, lobby, elevators, interior hallways; stairwells, walkways, sidewalks, basement, courtyards, laundry, and storage, ("common area"); (ii) defecating or urinating anywhere on the common area or landscape environs areas since the Animal must be curbed at all times and not permitted to relieve itself on the Corporation property; (iii) causing excessive noises and/or unreasonable disturbances and/or creating a nuisance including solely by example not limitation the continuous, chronic or constant barking, howling, scratching; chewing, digging, mounting and/or other misconduct; (iv) creating and/or causing a noxious odor or foul smell or being unclean or due to the cleanliness of the Animal and/or failure to properly clean, pick up and remove and dispose of certain waste products/urine/spray; and/or (v) engaging in misconduct or exhibiting aggressive or assaultive behavior and/or posing a perceived threat including biting, growling, jumping, chewing, damaging personal or real property, menacing, threatening, violent unsafe or dangerous behavior; and/or (vi) endangers the safety and/or imperils security of the residents and/or substantially interferes with the health, safety and welfare of the other residents, and/or is a nuisance and/or jeopardizes the overall safety of the residents and security of the complex, (hereinafter (i),(ii),(iii),(iv),(v)&(vi) are hereinafter collectively referred to as "Objectionable Conduct").

Please note that the Board of Directors of the Corporation, while continuing to be sensitive to the needs of those residents with a disability, is also concerned for the safety and welfare of the entire community, and as such, reserves all of its rights and remedies regarding compliance with the Animal Policy - Rules & regulations, especially in the event of chronic complaints of misconduct and/or continuous barking or aggressive/assaultive conduct or uncured incident(s) of Objectionable Conduct, including but not limited to the request to have the Animal (i)attend and successfully complete Animal Obedience Classes including training to prevent barking or aggressive/assaultive behavior; (ii)wearing a humane bark collar, muzzle or device to prevent barking or biting, aggressive/assaultive behavior or other device as recommended by the veterinarian; and/or (iii)revocation of the privilege to harbor this particular Animal, albeit the Resident will be permitted to obtain a replacement Animal based upon the continuation of the disability.

The Resident acknowledges and agrees that the Animal is to be kept in the Resident's apartment and not permitted to roam in the entry, entrances, lobby, elevators, interior hallways, stairwells, walkways, sidewalks, basement, courtyards, laundry, storage or other common areas of the building or property, unattended or without a leash. Accordingly, Animals going in and out of the building must be kept on a leash, [preferably a non-retractable mode/model] kept in a carrier and/or always carried or under dog care givers/walkers/trainers/guardians 'control. Animals may not be walked or exercised on the grass, landscape/environs, driveway, or in any courtyard area, or tied outside to any object under any circumstances including, but not limited to trees, poles, railings or fences or cars and not left alone in a car.

LIMITATION - PROHIBITION: The Corporation has no restrictions on breed or limitation on size of the Animal but requests the Resident to take into consideration the Animal's temperament and make arrangements for the routine care, custody, maintenance and exercise of the Animal, especially if the Animal is left alone in the Premises. Accordingly, the Corporation will neither restrict nor limit the selection of the breed or size since there are neither restrictions nor limitations or disqualifying characteristics for breed, size or weight of the Animal, except for feral animals or exotic wild species.

APPLICABILITY - REGISTRATION: The Animal Policy is applicable to all Residents and members of their immediate family, their subtenants, guests, invitees and licensees, Animal Care Giver/Trainer/Walker. The Resident shall endeavor to utilize or carry a Service Animal or ESA sign affixed to the leash or collar to identify the Animal. The Resident shall be required to register the Animal with the Corporation, as set forth in Animal Registration Form, providing a copy of the municipal license for said Animal, which should be provided within thirty (30)days, if feasible, together with updated vaccination documentation on an annual basis.

RESPONSIBILITY - LIABILITY: The Shareholder and/or Resident shall be jointly and severally personally responsible and liable for any and all claims due to personal injuries to others or property damages caused by the Animal and/or as a result of improper actions, inappropriate behavior and/or misconduct of the Animal and/or relative to an occurrence of Objectionable Conduct.

INDEMNIFICATION: The Shareholder and/or Resident shall save, hold harmless, indemnify and defend the Corporation for any and all claims for personal injuries or property damages based upon the improper actions, inappropriate behavior or misconduct of the Animal and/or arising from the actions, omissions, fault or negligence of the Animal or its dog care givers/walkers/trainers/guardians and/or in connection with, arising from or relative to the occurrence of an incident of Objectionable Conduct.

ADMINISTRATION - ENFORCEMENT: The Corporation reserves the right to request compliance with the Animal Policy by the Resident and members of their immediate family, their subtenants, guests, invitees, licensees, and dog care givers/walkers/trainers/guardians; and further request the Resident to correct or cure any Objectionable Conduct relative to a violation, breach or default of the Animal Policy.

NON-COMPLIANCE: The Corporation reserves the right based upon an uncured violation, breach or default of the Animal Policy and/or based upon the creation of a public nuisance or causation of Objectionable Conduct, as reasonably determined by the Corporation to request the Resident to enroll the Animal and complete obedience classes based upon non-compliance. The failure and/or refusal to comply with the terms and provisions of this Animal Policy as set forth hereinabove, by the Resident, may be deemed to constitute a material breach and a substantial default of the obligations of the Resident pursuant to the Proprietary Lease, House Rules - Animal Policy of the Corporation and may result in the requirement to re-enroll the Animal in obedience classes, the use of safety devices such as a muzzle, non-expanding leash, and/or a humane bark collar and/or based upon subsequent reports of aggressive or assaultive behavior, the Corporation reserves the right of suspension, curtailment, termination, revocation and/or forfeiture of the privilege or license to harbor or house that specific Animal and require the Resident to use a different Animal in order to protect and maintain the health, safety and welfare of the other residents.

BINDING AGREEMENT: The Shareholder and/or Resident acknowledges and agrees, for good and valuable consideration, receipt and consideration which is hereby acknowledged, based upon the Corporation granting permission for the harboring or housing of the Animal, that the Animal Policy, is both fair and reasonable, under the circumstances and is a valid, binding and enforceable obligation of the Resident.

IN WITNESS WHEREOF, by executing this Animal Policy, the Resident accepts and assumes responsibility for compliance with the Animal Policy and agrees to fully comply with all the provisions set forth hereinabove.

Subtenant - Resident

Name: _____

Apartment Number: _____

Dated: _____

Please attach the following:

Photo of Animals

Medical Provider Letter

Dog License and Vaccination Records