

**NEW ROCHELLE MUNICIPAL
HOUSING AUTHORITY**



PET RULES FOR SENIOR CITIZENS
AND FAMILY BUILDINGS
&
CONTINUED OCCUPANCY &
COMMUNITY SERVICE PLAN

PET RULES FOR SENIOR CITIZEN & FAMILY BUILDINGS

The New Rochelle Municipal Housing Authority (the "Housing Authority") hereby adopts the following Pet Rules (the "Pet Rules" or "Rules") to govern the Registration, ownership and care of pets by residents of the Housing Authority. These Rules supersede any pet rules previously adopted by the Housing Authority. The effective date of these rules is July 1~ 2001.

Pets Permitted

Only one (1) common household pet is permitted for each dwelling unit, subject to these Rules. The lease holder/head of household of the dwellings unit will be deemed the owner of any pet located in the dwelling unit and will be fully responsible for such pet (the "tenant", "tenant owner" or "pet owner"). For purposes of these Rules, common household pets are defined as and shall be limited to dogs, cats, caged birds and fish. No pet may exceed eighteen inches in height or weigh more than twenty-five pounds when fully grown. No fish tank with a capacity of more than ten (10) gallons is permitted.

Any animal deemed by the Housing Authority to be potentially harmful to the health or safety of others, including but not limited to attack or fight train dogs will not be allowed. For purposes of this Rule, the following breeds/types of dogs are presumed to be dangerous and not permitted: pit bulls, German police dogs, rottweilers, Doberman pinschers and any other type or breed of dog not permitted under state or local law or ordinance.

Registration and Licensing

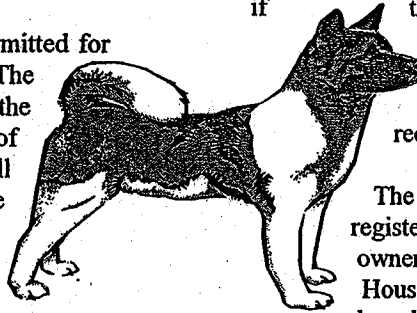
The tenant owner must register all pets with the Housing Authority at its offices located at 50 Sickles Ave., New Rochelle, NY. Each pet must be registered before it is brought onto the property or premises of the Housing Authority. This registration will and must be updated annually during the tenant's annual rectification review. Such registration must include the following:

A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or an agent designated by such authority) stating that the pet has received all inoculations required by applicable State and local law and is scheduled to receive any additional inoculations at the appropriate age of the pet; A picture of

the pet; Documentation that the pet is licensed in accordance with applicable state and local laws, regulations and ordinances; The name, address and telephone number of one or more responsible adults who will care for the pet in the event of the absence or incapacity of the pet owner.

A completed and signed Authorization/Pet Ownership Form in the form annexed to these Rules, and a countersigned copy of these Rules stating that the tenant understands and agrees to abide by these Rules

The Housing Authority may reverse to register a pet or refuse to permit a pet's ownership by a tenant to continue if the tenant pet owner fails to provide complete pet registration information or fails annually to update the pet registration during the annual tenant rectification.



The Housing Authority may also refuse to register a pet or refuse to permit a pet's ownership by a tenant to continue if the Housing Authority reasonably determines, based on the pet owner's habits and practices, that the pet owner will be or is unable to keep the pet in compliance with the Pet Rules and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the Pet Rules and other lease obligations.

Inoculations and Health Care Requirements

In addition to the registration requirements as set forth in Section III above, the tenant owner must, on request of the Housing Authority, provide written verification that the pet has received the following shots/treatments:

DOGS: Distemper, hepatitis, leptospirosis (two Types), parovirus, parasite influenza, kennel cough. The Housing Authority understands that such inoculations are administered in one shot each month until the dog reaches four (4) months of age, and annually thereafter;

Rabies inoculations with one shot at six (6) months of age and every three months thereafter;

A blood test for heartworm and medication (liquid or pill) for all dogs once each year. Such medication should be given to dogs from May to December each year. Periodic veterinary checking and treatment for ear mites.

CATS: Anleukopenia (feline distemper) calici virus, rhinotrachitis. The Housing Authority understands that these shots are to be administered annually;

Rabies - the Housing authority understands that these shots are administered annually or every three years, depending upon vaccine need and any vaccine is only good for one year if the cat is under one year of age;

Veterinary checking and treatment for ear mites.

FOR DOGS AND CATS: Any other inoculations or treatments prescribed by state or local law or ordinance.



Additional Care/Hygiene Requirements for Dogs and Cats

All dogs and cats must be properly bathed and cared for, including the following:

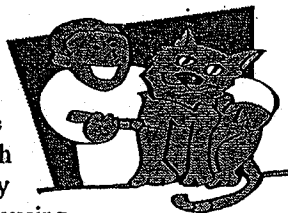
Proper periodic treatment for odors/dermatitis (skin problems) including the use of flea/tick sprays or powders as needed;

Frequent brushing for hygienic purposes;

Toenails should be periodically clipped by a veterinarian or pet groomer, and cats should be provided with a scratching post by owner;

Tenant must use bleach or other strong disinfect in the event that the tenant's pet urinates, sprays or defecates in an apartment or other indoor area;

All pets must have an annual check up and receive an updated certificate of inoculation by a licensed veterinarian or State or Local official and such certificate shall be presented by the tenant owner to the Housing Authority at the time of the annual rectification of the tenant recertification.



SPAYING OR NEUTERING: All cats and dogs must be spayed or neutered before they become six months old and the tenant owner must promptly furnish the Housing Authority with documentation from a licensed Veterinarian that such pet has been spayed or neutered as the case may be.

PET WASTE: Pet owners may not exercise pets or allow the deposit of pet waste on Housing Authority property, except as provided in Section (a)(4) below with respect to cats.

All animal waste must be cleaned promptly by the owner and discarded in a sanitary manner.

Tenants shall be responsible for the immediate removal of dog feces dropped anywhere by placing same in a bag or small container and disposing of the same properly and as prescribed by applicable local ordinance.

WITH RESPECT TO CATS: Tenants owning a cat shall provide a waterproof tray for the animal's use in the tenant's apartment. Waste is to be separated from kitty litter daily, placed in a properly wrapped trash bag, and properly disposed kttty litter is to be changed twice weekly and disposed of in properly wrapped trash bags. Under no circumstances is kitty litter to be flushed in the toilet. Properly wrapped litter should be double bagged and placed in the proper trash container.

No pet may be left unattended by the tenant or a responsible adult household member of the tenant for a period of more than twelve (12) consecutive hours.

Leash and Muzzle Regulations & Limited Areas of Pet Access

All dogs and cats must be appropriately restrained and under the control of a responsible individual over the age of eight (8) when outside the tenant owner's apartment on a leash no longer than four feet in length.

Dogs must be muzzled at all times when outside the tenant owner's apartment.

Dogs and cats are not allowed in any community room, laundry room, hallways, offices or any other common area in any Housing Authority building except as needed for ingress and egress into and out of the building in which the tenant owner resides.

NOISE: The tenant owner is responsible for controlling any pet noise. No excessive pet noise will be tolerated and may be grounds for the removal of the pet or termination of the pet owner's tenancy.

Standards of Pet Care

NEW ROCHELLE MUNICIPAL HOUSING AUTHORITY
Rules & Regulations Concerning New Pet Policy & Continued Occupancy and Community Service Plan

Liability and Financial Responsibility

The tenant owner is responsible for and shall be liable for any and all damages caused by that tenant's pet, and agrees to assume full and complete financial responsibility for the pet.

Inspections of Pet Owner's Apartments

The Housing Authority, upon no less than 24 hours notice to the tenant, may inspect the tenant owner's apartment on no less that a bi-annual basis to determine whether the tenant is in compliance with these Pet Rules, and the Tenant owner agrees to permit such inspections.

Visiting Pets

Only pets registered in accordance with these Pet Rules are permitted on the property or premises of the Housing Authority. No visiting pets whatsoever are allowed for any period of time.

Removal of Pets

The Housing Authority, or an appropriate community authority, may require the removal of any pet from the Housing Authority property or premises if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the Housing Authority or of other persons in the community where the project is located.

Pet Deposit

At the time of pet registration, the tenant owner is required to deposit with the Housing Authority

~~the sum of \$300.00 as a refundable pet~~ deposit. The pet deposit will be used by the Housing Authority, if necessary, to pay all reasonable expenses directly attributable to the presence of the pet in the project, including, but not limited to, the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit or damage done to other premises of the Housing Authority.

The Housing Authority will refund to the tenant the unused portion of the pet deposit within sixty (60) days

after the tenant moves out of the Housing Authority or no longer owns or keeps a pet.

Tenant may pay the entire pet deposit at the time of registration or may, at the tenant's option, pay in installments, with an initial payment of \$100.00 or \$100 per month for each month thereafter.

Violation of Pet Rules

The tenant owner's violation of any of these Pet Rules shall be grounds fit for the removal of the pet from the premises and/or the termination of the pet owner's tenancy.

If the Housing Authority determines that the tenant owner is in violation of any of the Pet Rules, the Housing Authority will so notify the tenant, in writing of such violation. The tenant shall have ten (10) days from the date of such notification to cure such violation and demonstrate to the satisfaction of the Housing Authority that such violation has been cured.

If the Housing Authority determines that the violation has not been cured, then the Housing Authority may commence the appropriate proceedings to remove the pet or terminate the tenancy of the tenant owner, at its sole option and discretion.

Miscellaneous Rules

All dogs must wear a tag bearing the tenant owner's name, telephone number and the date of the latest rabies inoculation. All cats must wear a tag bearing the tenant owner's name and telephone number. No pet may be kept or bred for any commercial purpose or for any illegal purpose.

Should the Housing Authority determine that any tenant pet owner is engaged in animal abuse or neglect, then the Housing Authority may immediately act to have such animal removed from the tenant's dwelling unit and notify the Humane Society or the appropriate authority.

Exclusions

This policy does not apply to animals that are used to assist persons with disabilities. Such assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units in a decent, safe and sanitary manner and to refrain from disturbing their neighbors.