

VISTARIA BODY CORPORATE**SCHEME NUMBER: SS1180/1998***Vistaria*309 LUCKY BEAN CRESCENT
MORELETAPARK EXT 52
PRETORIA
0181**PET APPLICATION FORM**

ALL APPLICATIONS ARE TO BE APPROVED BY THE BOARD OF TRUSTEES **PRIOR TO BRINGING THE PET ONTO THE PREMISES.** FAILING WHICH, THE BODY CORPORATE MAY FINE THE OWNER UNTIL ALL REQUIREMENTS ARE MET.

- Please complete the application below in full. Incomplete or illegible applications will not be considered.
- **Tenants must have written authorisation from the owner of the unit that pets are permitted within their unit.** Without the owner's written consent the application will not be considered.
- **All pets must have a collar, tagged with the unit number, contact number and the pets name inscribed.**
- Attach a photograph of your pet to this application form.
- **Certificates of Inoculation, Sterilisation and Microchip issued must be attached to this application form.**

Only 1(one) form per pet – Complete in BLOCK LETTERS

APPLICANTS DETAILS	
Application Date:	
Unit Number:	
Name of Applicant:	
Contact Details:	(mobile)
	(e-mail)
I am completing this form as: <i>(Circle relevant)</i>	(an Owner) (a Tenant)
If Tenant, has the Landlord's/Unit Owner/s permission been obtained?: <i>(Circle relevant)</i>	
(YES) <i>(Attached Letter/Email from Owner)</i>	(NO) <i>(Please attached motivation as to why the Application must be considered)</i>

MANAGING AGENT: COLEMAN PROPERTIES – GERHARD BENADE
Cnr Rae Franklin & Hennie Alberts Street, Brackenhurst, Alberton, 1448

Tel: 011 867 3773 Cell: 082 652 2822 Email: gb@colprop.co.za

Initial: _____

Unit No.: _____

PET DETAILS			
Type of Pet:	<i>i.e. Dog/Cat etc.</i>		
Pet's Name:			
Age of Pet:		Sex: <i>(Circle relevant)</i>	(M) (F)
Breed:			
Height at Full Size: (cm)		Weight at Full Size: (kg)	
Has the pet been neutered/spayed? <i>(Circle relevant)</i>			
(YES) <i>(Attach Certificate)</i>		(NO) <i>(Please indicate reason below for not neutering/spaying of pet)</i>	
<i>Reason</i>			
Last Vaccination Date:			
Veterinary Contact Details	<i>i.e. Company Name & Number</i>		

COPY OF DOCUMENTS/ CERTIFICATES ATTACHED <i>(Circle relevant)</i>		
Certificates of Inoculation:	(YES)	(NO)
Certificates of Sterilisation:	(YES)	(NO)
Certificates of Microchip Issued:	(YES)	(NO)
Colour Photograph of Pet:	(YES)	(NO)

NOTE: This is an application **ONLY**, permission is not granted until such time as you have received written consent from the Board of Trustees.

Initial: _____

Unit No.: _____

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PETS TERMS & CONDITIONS

The applicant agrees to be bound by the following terms and conditions:

- 1.** Vistaria is pet friendly, but pets may only be brought onto the premises under very strict conditions.
- 2.** The Body Corporate may grant permission, which must be in writing. Pets must be correctly registered and approved by the Body Corporate before entering the premises, failing which the Body Corporate may charge the owner a fee of R200 per day per pet until the requirements are fully met.
- 3.** The resident must provide all the necessary information and sign the required documentation, including:
 - 3.1.** Copies and proof of neutering / spaying and current inoculations;
 - 3.2.** Evidence of valid, current inoculations;
 - 3.3.** Evidence that the pet is identifiable by a collar with an identity tag containing the contact telephone number and pet's name;
 - 3.4.** Printed, or emailed colored photos of the pet.
- 4.** Residents may be required to present their animal to an accredited vet for identification and verification that they meet with the conditions before approval is granted
- 5.** Approval by the Body Corporate for a resident to keep a pet does not constitute approval of the suitability of the pet and the resident indemnifies the Body Corporate against any claim, loss or damage it may incur that is caused by the pet.
- 6.** Approval for a pet is subject to the following conditions and limitations, and the trustees may amend or add to these requirements;
 - 6.1.** No excessive barking or uncontrolled barking, howling, whining etc. is allowed. Anything in excess of fifteen minutes continuously is regarded as excessive.
 - 6.2.** No pet is allowed on the premises if it is, or can be perceived to be, a hindrance, a danger or threat to the safety of other residents, visitors, service providers, other persons or pets.
 - 6.3.** Residents may be required to take their pet to appropriate and approved training if requested by the Body Corporate to correct unacceptable or aggressive behavior, at the resident's expense.
 - 6.4.** No pet that causes or can cause damage to any property, including damage to exclusive use gardens, common property gardens and inside units is allowed. Residents are liable for any damage or injury caused by their pet to any property, resident or their pets, visitors, employees and all other persons.

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Unit No.: _____

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- 6.5.** No large pet, or more than one pet, may be kept in a small garden, to be fair to the pets. The trustees may determine if a garden is large enough for the particular pet or pets in each case, calling upon an animal expert for advice if necessary.
 - 6.6.** Dogs are to be properly controlled on a suitable leash or carried at all times when on the common property, including driveways and gardens.
 - 6.7.** Pets are not allowed in the pool area at all.
- 7.** Residents shall ensure that their pets do not foul any of the common property, including the gardens and driveways.
- 7.1.** Residents must ensure that all excrement is removed from the exclusive use garden and their section every day to ensure hygienic conditions are maintained and to enable the garden service to attend to the garden or maintenance workers to enter the garden area and as a courtesy to your neighbors.
 - 7.2.** Should any pet foul the common property while being walked, the resident of the section to which the pet belongs shall immediately remove all excrement or other mess left by such pet.
 - 7.3.** If the resident fails to clean up in their garden or on the common property as required the resident shall be charged a fee each time the Body Corporate has to clean up. The fee shall reasonably reflect the cost of cleaning up as determined by the trustees, and may include a penalty for the inconvenience.
- 8.** The resident grants the Body Corporate the right, should a pet be left abandoned, unattended or unsupervised for 48 hours or more, not provided with adequate shelter, food and water at all times or abused or mistreated or found running around the premises or contravening any Council bylaws, to be removed by the Body Corporate or appropriate authorities, on instruction of the trustees, after urgent notice to the resident by phone, sms or email. The Body Corporate is entitled to recover all costs.
- 9.** The following shall apply to residents who contravene these pet rules:
- 9.1.** On receipt of the first written complaint, or upon becoming aware of a contravention, the Body Corporate will, through the managing agent and/or trustees, confirm that the contravention occurred and attempt to remedy the situation verbally with the resident or in a meeting or by telephone. A notice of contravention of the rules may be issued to the resident as a first written warning, the owner of the unit and to the rental agent, if any.
 - 9.2.** If the contravention is not resolved as above, or on receipt of the second written complaint or upon becoming aware of the contravention occurring again the Body Corporate will confirm the validity of complaint and forward a second written warning to the resident, the agent if any and the owner to remedy the situation immediately.

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9.3. If the above action does not resolve the contravention, or on receipt of the third valid written complaint or upon becoming aware of a recurring contravention, or in an urgent matter, the Body Corporate will, if satisfied that the contravention occurred, sanction the owner and forward a written notice to the resident, agent if any and owner, advising them to remove the pet from the premises within 48 hours and the withdrawal of permission for the resident to keep that pet.

9.4. If the above does not resolve the matter the Body Corporate reserves the right to refer the matter to the SPCA or arbitration in terms of the Sectional Titles Act, the costs of which will most likely be for the owner's account.

10. The Body Corporate may withdraw any pet approval at any time in the event of any breach or noncompliance with any of the other conduct rules after due process has been followed.

I confirm that the abovementioned information is true and correct.

Should I breach any of the **Pets Terms and Conditions** as above and / or any conditions contained in the **Body Corporate Conduct Rules**.

I confirm that I will remove my pet/s from the premises within 48 hours of any written notice to do so.

FULL NAME & SURNAME: _____

UNIT NUMBER: _____

DATE: _____

SIGNATURE: _____