

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Leisure Village West Dog Registration:

Please read the attached Pet policy:

Registration must be obtained for all dogs over 7 months old.

OWNER NAME: _____

ADDRESS: _____

EMAIL: _____

Home Phone No. _____ Cell Phone No. _____

1.

Dog Name: _____ Breed _____ Age _____ (circle one) Male Female

Color of dog: _____ Hair: _____ (short, medium, long)

Spayed/Neutered (circle one) Yes No (if yes, **PROVIDE COPY OF SPAYING OR NEUTERING CERTIFICATE**)

Rabies expiration date: _____ (Provide a copy of Rabies Vaccination Certificate)

2.

Dog Name: _____ Breed _____ Age _____ (circle one) Male Female

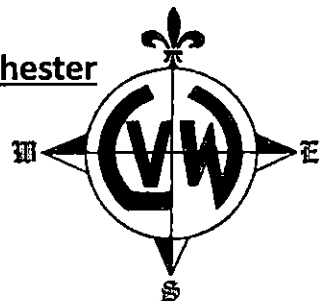
Color of dog: _____ Hair: _____ (short, medium, long)

Spayed/Neutered (circle one) Yes No (if yes, **PROVIDE COPY OF SPAYING OR NEUTERING CERTIFICATE**)

Rabies expiration date: _____ (Provide a copy of Rabies Vaccination Certificate)

To register your dog with Manchester Township:

Manchester Online Pet Registration can be done at sdl.town/Manchester
(PROVIDE A COPY OF TOWNSHIP REGISTRATION)



Pets, Service Animals and Assistance Animal Policy

For the purpose of this policy: Definitions;

- **Service Animals:** are defined as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A service animal is NOT a pet. Other species of animals, whether wild or domestic, trained, or untrained, are not service animals for the purposes of this definition. The work or tasks performed by a service animal must be directly related to the individual's disability.
- **Assistance Animals:** are defined as animals that do work, perform tasks, provide assistance, or provide emotional support for a person with a physical or mental impairment that substantially limits at least one major life activity or bodily function. An Assistance animal is NOT a pet. Animals that are "assistance animals" providing a non-service-related medical benefit to a resident and "service animals" incorporated under the "Fair Housing Act" (FHAct) as "assistance animals" shall be permitted within the Community upon the following conditions. The resident seeking to maintain the assistance animal shall submit an application to the Association's Community Manager along with documentation from a health care professional that confirms my disability, describes the requested accommodation, and shows the relationship between the disability and the need for the accommodation.

Included with the application, the resident must provide the following documentation that;

- (A) Verification that the resident meets the Fair Housing Act's definition of disability.
 - (B) Describes the needed accommodation.
 - (C) Shows the relationship between the resident's disability and the need for the requested accommodations.
- **Pets:** are defined as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles).

Service and or Assistance animals only:

1. All Service and Assistance animals must be registered with the Association before admittance to community buildings or pet restricted common elements.
2. Upon the death or removal of a Service or Assistance animal, the reasonable accommodation request for the animal shall be deemed canceled and/or withdrawn. Prior to obtaining a new service or assistance animal, the resident must re-apply pursuant to the procedures outlined above.
3. The unit owner or resident must notify the Association in writing if the Service or Assistance animal is no longer required or if it is no longer in residence. The unit owner or resident must file a new reasonable accommodation request to replace a Service or Assistance animal.
4. The Association may place other reasonable conditions or restrictions on Service or Assistance animals depending on the nature and characteristics of the animal.

Pets, Service animals and Assistance animals:

5. Every animal whether it is a Service animal, Assistance animal or a pet brought within the Association must be licensed by the Manchester municipality, and every animal must always wear a collar that displays a tag containing the animal's license information.
6. In accordance with local ordinances and regulations, the animal must be immunized against diseases common to that type of animal. Dogs and cats must have current vaccination against rabies. Unit owners or residents shall produce documentation and provide a copy to the Association on an annual basis.
7. Just as all unit owners are responsible for any damage, they, their tenants, or guests cause to the common elements or to other units, unit owners shall also be responsible for any damage caused by any animal being kept within their unit or on the common property, regardless of whether the animal is theirs, their tenant's or otherwise. Any damage caused to the common elements by any animal will be the responsibility of the unit owner of the unit in which the animal resides. The Association may choose to repair the damage and charge the responsible unit owner for the costs incurred in repairing the damage. If payment is not received, any amounts due and owing will be collected in the same manner provided in the Master Deed and Bylaws for the collection of delinquent assessments.
8. A maximum of two pets; no farm or exotic pets may be kept and maintained in a unit, provided such pets, are not kept, or maintained for commercial purposes.
9. Animal owners must always maintain full control of the animal. The animal must be always be leashed while outside of the unit unless the person's disability and the nature of the animal's service does not allow the animal to be leashed. Leashes used to control an animal on the Association's common elements must not be longer than 6 feet. If a person cannot control the leashed animal, that person shall not take the animal outside the unit.
10. All animals are not allowed to jump on, bite, or in any way harm or behave aggressively toward any person or any other animal. The Association may require muzzling of the animal or other means to ensure compliance, including removal of the animal.
11. If fleas, ticks, or other pests are detected, the infected unit and common elements will be treated using approved fumigation methods by a licensed pest control service. The unit owner will be billed for the expense of any pest treatment above and beyond standard pest management of the Association. Further, the unit owner will be financially responsible for any costs incurred by any other residents displaced by the clean-up or remediation of any pest infestation, including temporary lodging costs.
12. All feces must be removed and properly disposed of immediately. Owners are responsible for removing their pet's wastes from the common elements and units and are to place the wastes in their own garbage receptacle, not in any public receptacle or storm drain. Droppings must be picked up immediately and put into the owners' own receptacle containers abiding by Manchester Township Ordinance #93-183 - any resident who does not immediately remove all droppings deposited by his dog will face a fine of as much as \$500 and up to 90 days in jail.
13. When outside of the unit, including the patio area, an animal must be carried or be on a leash not to exceed six feet and attended by a responsible person unless the person's disability and the nature of the animal's service does not allow the animal to be leashed.
14. No animal may be leashed to any stationary object on the common or limited common areas.
15. Pets must be walked in the streets (at the curb) and in such open or wooded areas not used for recreational purposes or parking facilities, or in common areas.

16. No pets shall be permitted to bark, howl, or make other loud noises for such an unreasonable time as disturbs neighbors' rest or peaceful enjoyment of their unit or the common elements.
 17. Any violation of this Resolution, the Master Deed, or Bylaws shall result in legal action being taken to enforce these governing documents, including the levying of fines or a review/revocation of the grant of the reasonable accommodation request. The costs of any such action shall be billed back to the unit owner's account.
 18. This Resolution is subject to the Association's existing Alternative Dispute Resolution policy.
- **Notice: Feeding of waterfowl is absolutely forbidden per the Manchester Township ordinance. Feeding other wildlife is strongly discouraged.**

Leisure Village West

Application for public accommodation of a
Service Animal or Assistance Animal (ESA).

Name _____ Phone # _____

Address _____ Email _____

Under the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and N.J. State law, I request the right to use my Service / Assistance animal in areas and amenities that are open to the population within Leisure Village West.

Assistance Animals. are defended as animals that do work, perform tasks, provide assistance, or provide emotional support for a person with a physical or mental impairment that substantially limits at least one major life activity or bodily function. An Assistance animal is NOT a pet.

Service Animals: are defined as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A service animal is NOT a pet.

I am a person with a disability who uses a dog as a Service Animal

For Service Animals, stop here and sign and date below:

Assistance animals:

Yes I have provided the documentation that supports that my animal does work, performs tasks, provides assistance, and/or provides therapeutic emotional support with respect to my disability from a health care professional that confirms my disability, describes the requested accommodation, and shows the relationship between the disability and the need for the accommodation.

Yes No Is the animal commonly kept in households? i.e., a dog, cat, small bird, rabbit, hamster, gerbil, other rodent, fish, turtle, or other small, domesticated animal that is traditionally kept in the home for pleasure. I have read the Pet Policy and will adhere to its regulations.

Signature _____ Date _____

For the Association _____

Approved: March 2, 2022

Revised: February 1, 2023