



Retirement Intel.

RETIREMENT HOUSING OPINIONS AND GUIDELINES

Sample Rules: Introduction

The clauses shown here are provided as a guide to developers wanting to set and enforce more stringent pet policies, without eradicating pets from the premises. Shire recognises the important role that pets play in the lives of older people.

In many cases, developments allow pets (including dogs) during the initial sales cycle, when the developer is under pressure to generate sales from wherever possible. If management rules are not put in place from the outset, the decision to allow pets is sometimes regretted in later years, when administration of the pets becomes a challenge for the (voluntary) HOA trustees and even the (paid) Managing Agent or Village Manager.



Pets

Rules Pg.1,2

Further reading Pg 3

Rules ...

Every village needs a set of rules that provide a framework for expected behaviour and basic guidelines regarding management of the village and it's infrastructure. Here is a set of sample rules that are a good start towards establishing a controllable pet environment:

- 1.1 Notwithstanding that the consent of the Association may have been given for the keeping of a pet, no aviary, kennel or other like accommodation for such pet may be sited at any place where it may be visible from any other dwelling unit or from the common property.
- 1.2 No pets shall be kept or harboured in the building unless expressly authorised in writing by the Trustees subject to the provisions of clause 1.4 herein. When granting such authority, the Trustees may prescribe any reasonable condition. Should any prescribed condition be breached, the Trustees may immediately withdraw such authority.
- 1.3 Residents shall be restricted to one domestic pet only. In the event of such resident on the date of occupation having more than one domestic pet, the owner shall immediately notify the Trustees hereof. Such domestic pets, providing that it does not exceed 2 pets, shall be entitled to remain in the Development for the duration of their life. On the demise of such domesticated pets, the resident shall not be entitled to replace them and shall thereafter be restricted to having one domestic pet as aforesaid.
- 1.4 Any pet that causes any nuisance, disturbance, inconvenience and/or annoyance to any other owner and/or occupier, particularly in the form of barking and/or meowing, shall be permanently removed from the Development.
- 1.5 Any resident who has been granted authority to keep or harbour any animal, reptile, or pet shall ensure that such animal does not foul any part of the common property or otherwise cause any nuisance. Residents concerned will be responsible for cleaning up any fouled common property and/or for any damages incurred by such animal.



SHIRE
RETIREMENT PROPERTIES

Retirement Intelligence

The information in the Shire ® Retirement Intelligence™ series is provided free of charge and each intelligence sheet is updated from time to time as new information is located through research, experience or when readers send information to Shire to correct or improve the content.

Please send your comments to:
info@shireprop.com

Please note our terms and conditions and [disclaimer](#) on the shireprop website at www.shireprop.com

© 2019 Shire Retirement Properties (Pty) Ltd.

- 1.6 Any resident who has been granted authority to keep or harbour any Pet shall be required to complete a Pet Registration form before bringing the animal into the development, and shall be responsible for keeping the details contained on the form up to date at all times. If the pet is allowed outside the home at all, it is to be tagged with the owner's name and telephone number and in the case of cats and dogs it is to have an ID chip implanted.
- 1.7 Only domesticated household pets will be allowed in the development. No exotic pets or domesticated wild animals will be allowed.
- 1.8 Dogs shall not be allowed to wander about freely in the Development. Dogs taken for a walk must be on a leash and should the dog defecate, the faeces must be picked up by the owner using a method of his / her choice.
- 1.9 Pets shall not be kept, bred or used for any commercial purpose. All pets must receive proper veterinary care, including all appropriate vaccinations; must be well groomed; and must be given a healthy diet and exercised according to their needs.
- 1.10 The following animals will be considered for authorisation (subject to change without prior notice):
 - Cats
 - Small dogs (approximately 10kg)
 - Fish
- 1.11 The following animals will not be considered for authorisation (subject to change without prior notice):
 - Large dogs
 - Birds
 - Rodents
 - Reptiles
- 1.12 All animals allowed into the development shall be neutered at the cost of the Owner/Occupier before entry is permitted.
- 1.13 No pets may be accommodated on a short-term basis in the development.
- 1.14 Food may not be left outside where it may attract other animals. Feeding or caring for stray animals is prohibited. Injured or stray animals should be reported to the local animal control authority for pick-up.
- 1.15 Pet owners are responsible for any damage to common areas caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
- 1.16 Pet owners who, in the sole opinion of the Trustees are either not capable of caring for their pets or who do not exercise sufficient care of the pet as would be expected of a reasonable person, will have their pets removed to the premises of the local animal welfare organisation in the interest of the animal, the health of the pet owner and other residents.
- 1.17 Should any damage of whatsoever nature be caused to the common property by the pets belonging to an owner, an occupant, his family, his tenants or his visitors, the resident shall be liable to reimburse the Association as the case may be, for the cost of repairing such damage.



Further reading:

- <https://starts60.com/money/property/pets-retirement-village-guidelines>
- <https://www.pawsperouspets.com/articles/petretire.shtml>
- <https://www.villages.com.au/info-centre/post/retirement-villages/pets-in-retirement-villages>
- <https://www.agingcare.com/Articles/benefits-of-elderly-owning-pets-113294.htm>
- <https://www.aginginplace.org/seniors-and-pets/>
- <https://www.nextavenue.org/health-benefits-pets-older-adults/>
- <https://money.usnews.com/money/retirement/slideshows/10-reasons-older-people-need-pets>
- <https://seniordirectory.com/articles/info/should-seniors-own-pets-pros-cons-faqs>
- <https://healthypets.mercola.com/sites/healthypets/archive/2018/01/04/pet-ownership-for-seniors.aspx>
- <https://www.familiesonlinemagazine.com/pets-in-retirement/>



Retirement Intelligence™

Release: 1

Version: 2

Category: Developers

Date: August 2019

Author: Rob Jones