

House Agreement

Pets

Responsible: Building and Grounds

Last reviewed 3/202018

PDX Commons' residents deserve to enjoy a comfortable, peaceful, healthy, safe, clean, and odor-free environment. To ensure that pet and non-pet owners can live harmoniously, in our urban condominium cohousing community, we have adopted the following:

General Pet Conduct and Care Policies:

1. Only animals commonly housed as pets, such as: domestic dogs and cats, small fish, and small caged birds, mammals or reptiles are allowed.
2. Exotic, endangered, or illegal animals are not allowed.
3. Animal breeds excluded by our HOA insurance carrier are not allowed.
4. All cats and dogs must be spayed or neutered, free of fleas and ticks, and up-to-date with required inoculations. Requests for 'intact' animals, such as show animals, may be discussed with HOA.
5. All cats and dogs must have a valid pet license, as required by Multnomah County Code, <https://multcopets.org/licensing-information>
6. No animals may be kept or bred for commercial purposes.
7. Households may include no more than a maximum of two pets. However, new households that already include up to four dogs and/or cats may keep their extra pet(s) for the remainder of the pet's lifespan.
8. Pets may not exceed 80 pounds fully grown. However, new households with a pet(s) over this limit may keep their pet(s) for the remainder of the pet's lifespan. Also, residents who wish to acquire a dog weighing over 80 pounds may petition the HOA for an exception.
9. Well-behaved, clean pets are allowed on individual floor walkways and 'walkway gathering nodes' in the presence of their owners. Pet owners are asked to be vigilant in restraining their pets when other residents are present and in keeping pets off of outdoor furniture. All *indoor* common spaces, including the guest rooms, are to be pet-free except for entering or leaving the building, when pets must be leashed, under effective control of the owner or in a carrier. (*Revised 3/2018*)
10. Pet owners are responsible for restraining and cleaning up after their pets.
11. All damage created by a pet is the sole responsibility of the pet owner or unit owner (if renting) and must be resolved by the pet /unit owner.
12. No litter boxes, 'wee-wee pads', or pet potties are allowed on the walkways or other common areas. Neither shall pet food be left outside.
13. Pet owners are responsible for dealing directly with problems associated with their pet. In the event of unresolved issues, the HOA may be asked to mediate.
14. If visitors bring their pets to PDX Commons, hosting members will be responsible for the pets of their visitors. Visitors' pets will sleep in the host member's unit. Pets are not allowed in the Commons' guest suite.
15. The Pet Policy Committee will liaison with other committees on allergy remediation recommendations for the community (e.g.: Vacuums for common areas will have a filter that captures and prevents the exhaust of pet dander and dust (HEPA filter).
16. Exceptions to the above will be made as required for service animals and other assistance animals in accordance with the law.

PDX Commons Condominium Home Owners' Association

Dog-Specific Policies and Recommendations:

17. PDX Commons welcomes well-behaved dogs who are able to sit, go down, stay on command, and will sit politely for petting by a stranger. For this reason we require that all dogs one year or older be certified or in training for certification by the American Kennel Club as "Good Canine Citizens." This certification is also offered by the Oregon Humane Society:
<http://www.akc.org/dog-owners/training/canine-good-citizen/cgc-test-items-and-pledge/>
18. Likewise, we require that puppies new to PDX Commons enroll in the first local puppy manners training class (or the equivalent) available to start after the puppy reaches nine weeks of age and completed by four months of age. Example: training classes offered at www.oregonhumane.org
19. Dogs, in the presence and under the control of their owners, are allowed to be in *outdoor* common spaces as long as no other resident sharing that space at the time objects.
 - Dogs may not be in any common space during a scheduled community event, when a meal is being served, or if unable to behave in a way that isn't bothersome to others.
 - Owners are responsible for their dog's behavior and should not allow:
 - toileting in PDXC outdoor spaces not specified for that purpose
 - continuous barking (or other dog-speak)
 - intrusion on other members' activities *(revised 3/2018)*
20. If a dog is wet or muddy, dog owners will clean the dog's feet before entering the building, walking on walkways, or using the elevator.
21. Dogs should be toileted only in the specified area when on premises, and owners are responsible for cleaning up any accidents. *(revised 2/19/17)*
22. Dog owners are encouraged to take all steps necessary to minimize dog odor and dander, for the wellbeing of all residents.

Cat-Specific Policies and Recommendations:

23. Cats are not allowed to roam freely outdoors at PDX Commons. It is strongly encouraged that cats moving into the community be cats that are content with staying primarily indoors.
24. Cat dander and urine presents a high allergy risk to some members. For this reason we recommend cat owners take all steps necessary to minimize cat dander and odor.
25. Cats, in the presence of their owners, are allowed visits on outdoor walkways and 'walkway gathering nodes', but not on outdoor furniture. Cat owners are asked to be vigilant in restraining their pets when other residents are present.
26. If a cat must be taken in the elevator, the cat must be in a carrier to prevent the movement of dander.
27. While going up or down the indoor stairways, or leaving or entering the building, cats must be carried, led on a leash, or confined to a carrying crate or stroller.
28. Cat litter must be bagged and disposed of in a garbage can. Cat litter should never be disposed of down a toilet, drain or in any garden area.

Adopted by PDX Commons 2015, 2/2017, 3/2018