



W.O.T.C. TENANTS' CORP.

73-10 220 STREET (REAR OF BUILDING) BAYSIDE, NEW YORK 11364 • (718) 464-7023 • FAX (718) 464-7901

WOTC TENANTS' CORP.

PET POLICY

Effective January 1, 2010

1. All pets, including visiting pets, must be registered by submitting an application with the Maintenance Office within three (3) business days of getting a pet (dog and/or cat). Approved applicants will be given ID tags for their pets. Multiple pets need to be registered individually.
AGREED (initial) _____
2. All pets must wear their ID tags at all times when outside their apartments.
AGREED (initial) _____
3. All pets (cats and dogs) must be on a leash at all times when outside their apartments. Retractable leashes **are not** allowed to be used at Windsor Oaks. Leashes must not be longer than 5 feet.
AGREED (initial) _____
4. All pet waste must be picked up and properly disposed of immediately into the green garbage dumpsters. Only plastic bags may be used to dispose of the waste into the dumpster. Bags must be tied prior to disposal.
AGREED (initial) _____
5. All pets must be properly vaccinated to be on the property. A letter from the pet's vet must be submitted with the application and updated accordingly.
AGREED (initial) _____
6. A current photo of the pet(s) must be submitted with the application. Papers showing the purchase or adoption of the pet(s) must also be submitted.
AGREED (initial) _____
7. A Pet is not allowed to be let out of the apartments to "walk itself".
AGREED (initial) _____
8. Pets are not to be walked in the front of the buildings for bathroom purposes, including the city grass and curb areas. Pets must be walked behind the pet owners building for bathroom purposes.
AGREED (initial) _____
9. Pet owners may be stopped by Windsor Oaks security and asked for pet identification in order to enforce compliance with this policy.
AGREED (initial) _____
10. No pit bulls, rabbits, ferrets or other animals which are prohibited by New York City Animal Control Laws are allowed at Windsor Oaks.
AGREED (initial) _____

11. A maximum of two (2) pets per apartment will be permitted in any combination (dogs or cats).
AGREED (initial) _____
12. Tenant(s) agrees that for all purposes of this policy they are the Owner of record for their pet(s).
AGREED (initial) _____
13. Tenant(s) agrees to be responsible for all rules and regulations contained in this policy regardless of who is walking and/or watching said pet while on Windsor Oaks property.
AGREED (initial) _____
14. Tenant(s) agrees that any visiting pet will be in full compliance with this policy and properly registered prior to pet coming onto Windsor Oaks property.
AGREED (initial) _____
15. Tenant(s) will carry appropriate insurance for their pets. **WOTC WILL NOT BE RESPONSIBLE FOR ANYTHING RELATED TO YOUR PET(S).**
AGREED (initial) _____
16. Tenant(s) acknowledges that they will be responsible for the following fees in exchange for the privilege of having a pet(s) at Windsor Oaks:

1st Offense --- \$100.00
2nd Offense --- \$200.00
3rd Offense --- \$300.00 & revocation of parking privileges
4th Offense --- \$400.00 & revocation of garage (if applicable)
5th Offense & thereafter --- \$1,000.00

If the tenant(s) signing below are Shareholders of WOTC TENANTS' CORP., they agree that if fine is not paid within thirty (30) days, it will remain on account and a lien may be placed on their apartment shares.

AGREED (initial) _____

17. Current non pet owners agree to comply with this policy should they decide to get a pet(s) in the future.
AGREED (initial) _____
18. WOTC TENANTS' CORP. may change the Pet Policy as needed. Pet owners agree to comply with all future changes.
AGREED (initial) _____
19. WOTC reserves the right to seek removal of a pet where the pet is causing a nuisance or the pet owner is not complying with the Pet Policy.
AGREED (initial) _____
20. Tenant(s) agrees to indemnify and hold harmless the apartment corporation, its agent and employees the apartment corporation's management agent from any loss, cost or expense including reasonable attorney's fees incurred by the apartment corporation as a result of personal injury or property damage caused by pet(s).
AGREED (initial) _____

21. Tenant(s) acknowledges receipt of copy of these rules.

AGREED (initial) _____

RESIDENT NAME: _____ SIGNATURE: _____

RESIDENT NAME: _____ SIGNATURE: _____

RESIDENT NAME: _____ SIGNATURE: _____

RESIDENT NAME: _____ SIGNATURE: _____

RESIDENT NAME: _____ SIGNATURE: _____
