

Fairfield Owners Corporation
640 West 231st Street
Riverdale, NY 10463
PET POLCY

General Responsibility:

Residents are not allowed to have any new or replacement dogs, cats or other pets of any kind in the building unless the pet has first been approved in writing by the Board and been properly registered in accordance with Co-op policy. If you already have a pet as of this date, that pet will be deemed “grandfathered” provided it has been properly registered by completing and returning the Corporation’s pet registration form to Michele Liddy at Garthchester Realty no later than **January 31, 2024**.

If a Resident is not certain as to whether a pet will be permitted, the Resident is responsible for consulting the Co-op first before acquiring the pet.

Guidelines:

The Board reserves the right to update, modify or amend the Corporation’s pet policy at any time and to determine the appropriateness of any given pet on a case-by-case basis. However, in order to comply with the Corporation’s current policy, Residents are advised that the following guidelines should be followed when considering at pet:

Limits to Number and Size of Pets

A Resident’s household may either have **(1) one dog** exceeding 25 pounds but less than 60 pounds or **(2) two** dogs less than 25 pounds each at the maximum documented full-grown adult weight for the breed. However, under no circumstances may any household have more than two dogs. A Resident’s household may also have a **maximum of two** domesticated cats. The Board expressly retains the right to impose further limits on pets as the need arises. (For example, the Board may put a moratorium on new pets at any time, regardless if every household has met the maximum of one dog.)

Approval of Pets

All new or replacement pets must first be interviewed and approved in writing by the Board of Directors. The Board of Directors will require all applicants with pets or Residents hoping to get a pet to submit a reference for their pet or meet with a representative from the Co-op Board for a pet interview prior to final approval. The Board retains the right to reject any pet that does not meet the requirements of this policy or, in the Board’s sole judgment, may cause property damage or a nuisance to Co-op members.

Specific Pet Restrictions:

Dog Breeds: American Pit Bull Terriers, American Staffordshire Terriers, English Mastiffs, Irish Staffordshire Bulls, Neapolitan Mastiffs, Staffordshire Bull Terriers, Rottweiler's, Doberman Pincers, German Shepherds, Malamuds, wolf dogs and any other breeds of dogs determined to be aggressive *will not be permitted* in the Co-op.

Rodents: Mice, hamsters, gerbils, guinea pigs, etc. also require Board approval. These animals could present a fire hazard if they get loose and chew on electrical conduits.

Fish: Households may not have a total of more than 40 gallons of fish aquariums. This is to avoid excessive condensation problems and water damages from accidents.

Exotic Pets: All pets must be of a species and genus that are commonly and traditionally recognized as a domesticated human companion and appropriate for the indoor and outdoor space available at the Co-op. They must not be one of an endangered species or otherwise under special government surveillance or control. Animals that are considered exotic, unusual or unknown as pets including, but not limited to snakes or other venomous animals, are not allowed in the Co-op.

Breeding: Insect breeding, research, or pet breeding on the Co-op grounds is prohibited.

Additional Requirements for Pet Ownership:

All Residents are required to show responsible and reasonable care for their pets at all times and to clean up after their pets.

All pets must be vaccinated, and their health records provided upon request.

Residents are responsible for the repair of any damage to a resident's apartment or personal property, and for the repair of damage to Co-op property, caused by their pet.

All pets must be contained to the Resident's unit.

Dogs must always be leashed when in the common/public areas of the Co-op (lobby, hallways, laundry room, meeting room, etc.)

All dogs must enter and exit through basement only.

All dogs must be neutered.