

# Rivers Edge RV Park PET Policy

**DEFINITION:** A House Pet is defined as a pet that spends its primary existence within the RV. House Pets must, at all times, be under the direct control of the Owner when outside the RV.

**WRITTEN PERMISSION** is REQUIRED PRIOR to bringing a House Pet into the Park, whether upon initial entry as a New Tenant or subsequently during the Lease Term. One (1) House Pet is included in Rent. If the Park permits a second House Pet, the charge will be an additional \$20 per month rent. In no event shall a Tenant be approved to keep more than two (2) House Pets on the Leased Site.

ALL Dogs and Cats must be spayed/neutered per City of Rio Dell and proof provided to Park upon entry.

**APPROVAL and BREED RESTRICTIONS:** Park reserves the right to deny a Tenant a House Pet if a proposed pet would pose a threat to the health and safety of Residents of the Park, as determined in the sole discretion of the Park.

Certain breeds of dogs are forbidden, including: Pit Bulls, American Bull Terrier mixes, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, and Siberian Huskies. In the event that Park has concerns about the breed of animal that Tenant desires to house on Park property, Park may require a certification of breed attested to and signed by Tenant's local veterinarian.

**CONFINED TO OWNER'S PREMISES:** Per Humboldt County Health and Safety Law, 541-21(a) Animals must be confined at all times to Owner's premises.

**CATS:** Park requires that cats must be leashed at all times when outside of the RV. Cats are not permitted to roam Park premises and will be subject to humane capture by Park Management or Animal Control. Tenants are not permitted to feed or water stray, feral cats.

**DOG LEASH LAW:** Per City of Rio Dell 6.05.050(2) Dogs are not permitted to stray or roam outside the RV unit. Dogs must be leashed and contained within the Leased Site and not permitted to stray upon another Tenant's RV Leased Site or Park Common property, except when in the Dog Run.

**NUISANCE:** No pet shall be allowed to become a nuisance or create any unreasonable disturbance and the following rules shall be followed at all times by Tenant and its Guests/Visitors:

- 1-Pets whose unruly behavior causes personal injury or property damage must vacate the Park,
- 2- Pets who make noise continuously for a period of 10 minutes or intermittently for one (1) hour or more to the disturbance of any person at any time of day or night or per City of Rio Dell, 6.05.050(5) must vacate the Park,
- 3- Pets are only permitted to be "off leash" and may exercise in the Designated Dog Run Wildlife/Refuge area but must be within the control of Tenant-Owner while in ALL areas.
- 4- Persons who walk pets in ALL areas, including the Designated Dog Run, are responsible for immediately cleaning up after their animals defecate in common walking areas and discarding securely bagged pet droppings in the Pet Disposal Stations in the Park or in Tenant's personal household garbage. (Pet droppings do not have to be picked up in the UNMOWED Refuge areas or the gravel river bar.) Dog droppings must be immediately picked up from Tenant's Leased Site! Cat litter must be disposed in Tenant's personal household garbage and may not be disposed of in Park sewer system or toilets.
- 5-Pets in common areas must be under the complete physical control of Tenant and on a hand-held leash of no more than six (6') feet in length or in a pet carrier at all times. Pets must be on a 6' leash while on Tenant's Leased Site and cannot be left unattended. Unrestrained dogs are NOT permitted in the back of a pickup truck while on Park Premises.
- 6-Pets who relieve themselves on walls, doors, tables and sidewalks of common areas, on patios, steps or on any personal belongings of other Tenants are a nuisance,
- 7- Pets who exhibit aggressive or other dangerous or potentially dangerous behavior are a nuisance and Animal Control will be requested to capture such nuisance animals.
- 8-Pets who are conspicuously unclean or parasite-infested are a safety and health hazard and Animal Control will be requested to capture such nuisance animals.
- 9-ABUSE: Any Tenant observed abusing, abandoning or neglecting an animal will be reported to Animal Control and their Pet will be humanely captured.
- 10-No dogs or cats are permitted in Park buildings. No dog walking on unoccupied RV sites.
11. Tenant is liable for all damages, loss or injury caused by tenant's Pet and will pay all costs to clean, repair or replace any damage to Park premises. Tenant will indemnify, hold harmless and defend Park against any liabilities, losses or claims by third parties for injury to a person or damage to property caused by Tenant's Pet.
12. No outside containment areas, cages, housing, fenced areas or pens are permitted outside RV.
13. NO VISITOR or GUEST may bring a pet onto Park property.

**TAGS & VACCINATION:** All Dogs are required to be licensed by the City of Rio Dell per Ordinance 6.05.070 AND must have rabies vaccinations per Ordinance 6.05.100. Tags must be affixed to a permanent dog collar. Tenant(s) must comply with all local and state laws regarding the keeping of dogs within the City of Rio Dell.

**REPLACEMENT OF PET:** If a Pet passes away, Tenant must re-qualify to bring a new pet to Park premises, as if tenant had never housed a previously-approved pet. Prior consent by Park to housing a pet does not mean that a new (replacement) pet is approved.

**SERVICE AND COMPANION PETS: DEFINITION:** According to the California State Mental Health Services Authority, a "service" dog is trained to perform specific tasks to help a person with a physical or mental health disability; and an "emotional support (companion) animal" is an animal that provides comfort to a person with the mental health disability, without being trained to perform a specific task. Special rules apply to Companion and Service/Assistance Pets, as set forth in this Pet Addendum.

Park may allow a "reasonable accommodation" for a service or companion animal if the animal does not pose a direct threat to other tenants, or physical harm to property. The Tenant-Owner of the service dog or companion animal is responsible for that animal, ensuring that it complies with local animal control laws and is not a danger or nuisance to the other residents in the park.

Park may require a letter PRIOR to permitting Tenant to bring pet into Park from the Tenant-Owner's medical or mental health provider confirming the Owner's disability and stating why the support animal is needed.

**Companion and Service Pets are subject to the same Pet Rules & Regulations as House Pets.**

Tenant who qualifies to house a companion or support animal as a "second" pet will not be charged an additional monthly rental. Tenant must qualify by presenting the required letter of medical need, rabies vaccination and Animal Tag as required by City of Rio Dell Ordinance 6.05.130 PRIOR to bringing pet into the Park.

**ENFORCEMENT:** Staff observing an infraction of any of these rules or receiving a complaint from a Tenant shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, a Notice of Violation will be given to Tenant. The Notice will require compliance and Tenant will pay a fine: 1<sup>st</sup> violation fine of \$50, 2<sup>nd</sup> violation fine of \$100 and, if violation occurs a 3<sup>rd</sup> time, Tenant will be deemed in default of this Lease for failure to abide by the terms of the Lease and common law and Park may terminate the Lease.

Rev Sept 2017