

TE-MOAK TRIBE OF WESTERN SHOSHONE HOUSING AUTHORITY

PET RESTRICTIONS AND POLICIES

The Te-Moak Tribe of Western Shoshone Housing Authority has reviewed and adopted the following Pet Condition Policy by Resolution No. 93-TMHA-25 on July 20, 1993. The effective date of this policy is July 20, 1993.

Program participants in our Rental Program and Mutual Help Program shall adhere to the following pet conditions and restrictions.

The term "pet" shall refer to cats, dogs, hamsters, birds, fish, or reptiles. Any other classification of "pet" must receive approval by the Tribally Designated Housing Entity (TDHE) board to be contained or kept in or on the grounds of a Te-Moak Housing Authority unit. The following restrictions apply to all Low Rent units and Mutual Help units in sub-divisions under the jurisdiction of the Te-Moak Housing Authority.

1. A unit is restricted to a maximum two (2) dogs. All large dogs must be kept outside of the unit. Only toy or small breed dogs shall be permitted to remain in the unit. All dogs must be chained, leashed, or kept in a fenced area at all times. At no time should any dog be at large or unrestricted on any grounds located in sub-divisions and under the jurisdiction of the Te-Moak Housing Authority.
2. A unit is restricted to a maximum number of two (2) cats.
3. No program participant shall exceed a maximum number of four (4) pets being kept in or on the grounds of a unit.
4. All animals being kept in a unit or on housing authority property is to be listed on a Participant Pet Ownership form. The Participant Pet Ownership form is to provide the number and types of pets at or on the grounds of the unit. This form is to be kept in the participant's file and updated annually.
5. All outdoor pets are required to wear identification providing the name and address of the pet owner.
6. All dog and cat owners are required to obtain the necessary annual pet vaccinations and to provide this housing authority with record of the vaccinations.

7. Unit participants are responsible for spaying or neutering all dogs and cats over the age of six (6) months, unless the animal is to be used for breeding purposes. If the animal is to be used for breeding purpose, a participant can request approval of the TDHE to delay the spaying or neutering of the animal. All dog and cat owners are required to provide verification that their animals have been spayed or neutered. This documentation is to be kept with the pet's verification of vaccinations and is to be placed in the participant's file.
8. No participant may have or keep any pet that is considered by this housing authority to be a nuisance or a danger to any housing employee, any participant, any participant's guest, or any child.
9. All pets are to be provided proper care, food and shelter. Animal neglect is detrimental to a neighborhood and is a violation.

Any participant found to be in violation of any of the above listed conditions and/or restrictions shall be determined to be in violation of their contract agreement with the Te-Moak Housing Authority and shall be notified by certified mail of the violation and provided with a copy of the Te-Moak Housing Authority's pet conditions and restrictions. The participant shall be provided five (5) days to comply and provide documentation of compliance to the housing authority staff. If the participant refuses to comply or continues to have pet restriction and condition violations, the participant is to be notified of the housing authority's intent to terminate their contract. This notification shall request the participant to appear at the next regularly scheduled TDHE board meeting for a hearing, provided the next regularly scheduled meeting is to be conducted not less than ten (10) days from the date of the notification is being sent. If the next regular scheduled meeting is to be held less than ten (10) days from the date of notification, the participant's hearing is to be scheduled for hearing at the following regular scheduled meeting on the following month. This notification must outline to the participant the violation(s) and the date of the hearing, and provide a copy of the housing authority's eviction policies. This notification is to be sent to the participant by certified mail. If the participant refuses to sign for or pick up the certified notice, the housing authority shall conduct the hearing on the date scheduled, with or without the participant in attendance.

SANCTIONS

If the Te-Moak Housing Authority TDHE board should determine at the hearing if the participant is in violation of the housing authority's Pet Restriction and Policies. The TDHE board may impose any of the following sanctions:

1. Require that the participant correct the violation and provide the necessary documentation to the housing authority staff within a ten (10)-day period. If the participant should refuse or fail to comply within the ten (10)-day period, the participant will be subject to immediate eviction proceedings as outlined in this housing authority's collection and eviction policies.
2. Require the participant to remove their pet from their unit and off any grounds under the jurisdiction of the Te-Moak Housing Authority within forty-eight (48) hours and provide verification of compliance. If the participant should refuse or fail to comply within the forty-eight (48)-hour period, the participant will be subject to immediate eviction proceedings as outlined in the housing authority's collection and eviction policies.

3. Require compliance and verification compliance and place restrictive or probationary conditions on the participant regarding any additional or future pets the participant may have at the unit or on the surrounding grounds.

Tenant

Date

Witness:

TMHA Personnel

Date