



PET POLICY

The Plettenberg Manor recognises the therapeutic value of keeping pets but will however not allow pets to be kept in the Assisted Living Units nor in the Health care centre. However, those who keep pets, have an onus to ensure that their pets do not become a nuisance to other residents.

1. Pets may only be kept with the approval of the Body Corporate, whose approval shall not be unreasonably withheld. Applications, on the approved form, must be submitted to the Managing Agent, Plett Property Management (PPM), prior to any pet being brought into the complex.
2. **Permission is granted to owners to keep one of the following types of pets – a small dog, a cat or a caged bird. Parrots are not encouraged due to the noise factor they create.**
3. On taking occupation, owners shall sign a Pet Policy Declaration and be bound by the dictates thereof.
4. All dogs and cats must be spayed or neutered prior to being brought onto the property and a certificate from a veterinary surgeon must be produced. Micro chipping is optional.
5. Owners shall:
 - Be responsible for the total care of their pets;
 - Be responsible for their pet's behaviour;
 - Ensure that their pets do not make a noise or become a nuisance;
 - Ensure that their pets do not foul the Common Property and if they do, clean up after their pets;
 - Keep their dogs on a leash when walking them on the Common Property;
 - Ensure that dogs and cats wear bands /tags to identify them;
 - Pet owners shall make arrangements for their pet to be looked after if the owner leaves the pet overnight;
6. The Trustees have the right to deny an Owner / Occupier permission or withdraw permission, to keep pets if these rules are breached. Permission can also be withdrawn if an owner is no longer capable of caring for their pets if medically and legally verified. In the event of permission to keep a pet is withdrawn, the owner will be given time in which the pet must be removed. If the pet is not removed, the Trustees have the right to remove the pet;
7. An owner or occupier, guest/visitor who present a disability that requires the assistance of a guide dog must be considered to have the Trustees consent to bring the dog onto the premises.
8. Visitors/guests are not allowed to bring cats, dogs or birds onto the premises, however if there are extenuating circumstances these require permission from the Trustees;

9. No pet may be replaced upon its death without the consent of the Trustees. Owners should also make provision for their pets in their wills, so as not to leave pets unattended at the owner's death;
10. If a resident keeps a dog, they shall be obliged to erect a fence around their approved EUA at their cost as stipulated and approved by the developer (and shall most likely be a white PVC pet fence, 750mm to 900mm high. See the below image example.) The maintenance of which shall be for the resident's account. In accordance with Para 30 of the Deed of Sale, access to the fenced area is to be provided to the Service Provider at agreed times during which all animals should be restricted to the inside of the unit.

Fence Preview:

Below is an example of the appearance of the selected fence.

Note that the final selection is subject to change and this image is for marketing purposes only.

Please discuss final specifications with your sales agent.



The specifications: 1.2m Posts and .9m High fencing Colour: White PVC.

Contact Details: Chris 082 296 7354