

Pet Policy for Sutton Place Body Corporate

All of these provisions apply to tenants and/or owners.

1. Screening/Registration.
Pet caregivers must complete a [Pet Application Form](#) before occupying the unit.
2. Permissible Pets:
 - a. A maximum of 1 pet per unit is allowed.
 - b. The pet must not be bigger than 5kg in weight as a fully developed adult.
 - c. No exotic or wild animals are allowed.
 - d. Small, caged animals are limited to guinea pigs and hamsters.
3. Restrictions
 - a. Pets shall not be kept, bred, or used for any commercial purpose.
 - b. All pets must be spayed or neutered.
4. General rules
 - a. Pets must be confined to the pet owner's unit and must not be allowed to roam free (except cats) or be tied up in the common property.
 - b. Pets must not be left unattended on patios or balconies.
 - c. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
 - d. Pets shall be exercised outside of the building only, there is no designated area inside the building for this purpose.
5. Persons who walk pets are responsible for immediately cleaning up after their animals. This includes faeces, urine and any other mess an animal may make (such as but not limited to digging etc.)
 - a. Cat litter may not be disposed of in toilets.
 - b. No pet waste may be thrown into the communal trash bins unless securely double-bagged.
6. Pet caregivers are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
7. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are, but not limited to:
 - a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1 hour(s) or more to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than 1.5M in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.
8. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units, as long as permission is acquired. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.




SUTTON PLACE BODY CORPORATE

8 VRIENDE STREET 8001 CAPE TOWN

9. Stray or injured cats shall be trapped by the caretaker and care provided as necessary and/or be reported to the local animal control authority for rescue.
10. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 1 day (consecutive or staggered) in any one-year period without prior written permission of the trustees.
11. Pet caregivers shall indemnify the Body Corporate and hold it harmless against loss or liability of any kind arising from their pet(s).
12. This policy is retroactive and applies to all pet owners who have already received approval before July 2020.
 - a. Pet owners who have already received approval are also required to complete the [Pet Application Form](#). If they have not done so after 30 days after request by the managing agent or trustees, their approval will be considered null and they will have to remove the pets from Sutton Place within 30 days.
13. Enforcement:
 - a. Any resident, owner, trustee or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighbourly fashion with the pet caregiver in an effort to secure voluntary compliance.
 - b. If the complaint is not resolved in a neighbourly fashion, the complaint must be put in writing, and sent via email to the managing agents (Steer).
 - c. If the trustees are in agreement with such a complaint, the pet caregiver will receive written notice of the violation and may be subject to a fine, of not less than R500. If a second violation is received, the pet caregiver will be warned again and may also be fined a further R500. If upon the third violation(s) the problem is still unresolved, the trustees reserve the right to ask the pet caregiver to find the pet alternative residence, not within the Sutton Place complex.
 - d. If such a request, to find the pet alternative residence, is sent to the pet caregiver, the pet caregiver will have 14 days to comply and remove the pet from the premises.
 - e. The trustees, at their discretion, may also require the permanent removal of any pet, if such a pet is determined by the trustees to be a danger to the Sutton Place residents. If so determined, the trustees may take immediate decision and arrangements for the pet if the nature of the complaint involves personal injury or the imminent threat thereof.
 - f. The trustees also have the authority to assess and collect fines for violations of this policy pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

Signed in Cape Town on the 22 July 2020

Approved from the trustees of Sutton Place



Antonello Scamuzzi



Nicole Watson



Gillian Devin



Daniel Fuller