

Trump Village Section 3, Inc.
c/o Akam Associates Inc.
2915 West Fifth Street• Brooklyn, New York 11224

Current Rules and Regulations for Keeping Dogs
Revised August 19, 2025

1. REGISTRATION

- a. Any shareholder who keeps a dog must register his/her dog by completing and submitting to the Co-op's Managing Agent the form attached hereto as **Addendum A**. The registration form must be completed and submitted by the shareholder annually for re-registration of the dog.
- b. There is an initial registration fee of \$100.00 per dog. The fee must be made payable to the Co-op upon the submission of the initial registration form.
- c. Each registered dog will receive a Co-op ID tag that must be maintained on the dog's collar when the dog is on any of the Co-op's property. There is a one-time fee of \$25.00 per tag. Tags may not be transferred to another dog.
- d. Any shareholder who keeps a dog must register and pay the registration fee immediately upon moving in or adopting a dog. The shareholder must provide all vaccination reports, registration photos, and other pertinent documentation no later than fourteen days after moving in or adopting a dog.
- e. Registration renewals will be determined by the Co-op's Managing Agent with a notice to the shareholder.
- f. Any shareholder who keeps a dog must keep all vaccinations up to date as required by New York City and New York State laws. The shareholder must also provide a written copy of New York City licensure to the Co-op's Managing Agent once a year.

g. Each shareholder who keeps a dog is required to pay a monthly fee of \$25.00 per dog as additional maintenance to offset the additional costs and expenses incurred by the Co-op as a result of dog ownership. All fees due from shareholders under these Rules and Regulations will be collected as maintenance.

h. Owners of certified guide dogs, signal dogs or other service dogs should register their dog as such with the Co-op's Managing Agent.

i. A shareholder may keep a non-shareholder dog as the guest of a shareholder ("**Guest Dog**"). Any Guest Dog that will stay overnight at the Co-op must be registered upon arrival with the Co-op's Managing Agent by completing and submitting to the Co-op's Managing Agent **Addendum A** and receive a Guest Dog tag. The Guest Dog tag must be maintained on the dog's collar when the Guest Dog is on any of the Co-op's property. The tag is not transferable and must be returned at the end of the dog's visit or the host shareholder will be charged a replacement fee of \$25.00. Guest Dogs may stay at the Co-op for up to fourteen days without the host shareholder paying the initial registration fee. After fourteen days, the dog must be registered as a shareholder dog or the Co-op will levy a fine. The host shareholder is responsible for any Guest Dog.

j. Subtenants are permitted to keep a dog with permission of the Shareholder.

2. **PET RULES**

a. All dogs must wear ID tags issued by the Co-op at all times. If a dog is spotted without ID tags, the Co-op's Managing Agent may accompany the shareholder to his/her apartment to obtain dog identification. The Co-op's Managing Agent may also request the shareholder's information.

b. All dogs must be under the complete control of their owners while on the Co-op's property. All dogs must be on a leash at all times when outside their apartments. Leashes must not be longer than five (5) feet. Dogs may not be left unattended on the Co-op's property. Dogs must not be allowed to jump up on people, even in a friendly manner.

- c. Shareholders are responsible for immediately cleaning up after their dogs at the Co-op and the sidewalks and streets adjoining the Co-op. Only plastic bags may be used to dispose of the waste into dumpsters or compactors. Bags must be tied prior to disposal.
- d. The dog may not be walked or permitted on any portion of the Co-op's property where residents are not permitted to be except for the purpose of entering or leaving the building.
- e. All dogs must be properly vaccinated. A letter from the dog's veterinarian must be submitted annually to the Co-op's Managing Agent.
- f. Any animals which are prohibited by New York City Animal Control Laws are not allowed at the Co-op.
- g. Any shareholder who keeps a dog will be held personally liable for any injuries or damage caused by his/her dog. Shareholders are responsible for any damage to the Co-op's or any other resident's property caused by his/her dog, including landscaping. Dogs are not allowed to trample, dig or tear up any landscaping at the Co-op.
- h. Any shareholder owning a dog must maintain a cooperative apartment owner's insurance policy and must annually furnish a copy of the declaration page to the Co-op's Managing Agent.
- i. Shareholder agrees to be responsible for all rules and regulations contained in this policy regardless of who is walking and/or watching said dog while on Co-op's property.
- j. Shareholder agrees to indemnify and hold harmless the Trump Village Section 3, Inc., Akam Associates, Inc, its agents and employees from any loss, cost or expense including reasonable attorney's fees incurred by the apartment corporation or its agents or employees as a result of personal property or property damage caused by their dog(s).

k. No dog is allowed to become a nuisance due to unruly or aggressive behavior (i.e. unprovoked and persistent aggressive barking, snapping or lunging at people or other dogs; a dog that cannot be under an owner's control). The dog may not at any time cause any discomfort or annoyance from any other resident of the Co-op. Shareholder hereby acknowledges that in the event a dog bites or scratches another resident or dog, the dog will be deemed a "dangerous dog" within the meaning set forth in NYS Agriculture and Markets Law, Section 123 and must be automatically removed from the Co-op's property.

l. The Co-op reserves the right to seek removal of a dog where the dog is causing a nuisance, or the dog owner is not complying with these or any other rules pertaining to dogs.

m. Dogs may not make noises such as barking, yelping or howling that disrupts the peace of other residents. Shareholders must prevent their dog(s) from causing excessive noise or disturbing other residents.

n. No more than one dog may be kept in an apartment without the consent of the Co-op.

o. Rule 3(n) herein will not apply to a shareholder who can establish that he/she was housing his/her dog at his/her apartment prior to the date below ("**Grandfathered Dog**"). However, upon the removal or death of a Grandfathered Dog, a shareholder must seek permission from the Co-op or its Managing Agent to house any replacement dog.

p. A shareholder shall not enter a crowded elevator with his/her dog. In the event that an elevator arrives at the shareholder's landing crowded, then the shareholder with the dog must wait to board the next arriving elevator.

q. There shall not be more than one dog in an elevator at any given time. All dogs must be muzzled when they are in an elevator and crowded hallways.

r. Shareholders shall not permit animal-related odors to emanate from their apartment and shall keep their pets clean to the extent necessary to prevent animal odors in the common areas of the building or entering into neighboring apartments.

s. Shareholder represents and warrants that his/her dog has no vicious history or tendencies. In that regard, Staffordshire Terriers (i.e. Pit Bulls), Rottweilers, Doberman Pinschers, wolf-dogs, and other traditionally aggressive/dangerous breeds are not permitted at the Co-op. The Co-op may refuse to accept a dog whose breed can be categorized in the foregoing manner. In such event, the dog will not be permitted.

t. All dogs, including but not limited to Guest Dogs, are subject to these Rules and Regulations.

3. REPORTING INCIDENTS

a. If any resident witnesses an infringement of these Rules and Regulations, we encourage those residents to report the incident to the Co-op's Managing Agent.

b. The Co-op's Managing Agent will maintain a record of each dog.

4. FINES

a. Fine for shareholders not cleaning up after dogs at the Co-op:

\$450.00 per violation

b. Fine for shareholders keeping dogs off-leash at the Co-op:

\$100.00 per violation

c. Fine for shareholders keeping dogs without Co-op ID tags when the dog is on any of the Co-op's property:

\$100.00 per violation

- d. Late fee for failure to timely pay registration fee / submit vaccination reports:

\$1,000.00 per violation

These Rules and Regulations may be amended from time to time as needed. Dog owners agree to comply with all future changes uniformly applied to all shareholders.

The undersigned shareholder(s) agrees to all rules and regulations pertaining to dogs and acknowledges receipt of a copy of these Rules and Regulations. All shareholders within the apartment where a dog resides must acknowledge this policy.

Shareholder

Shareholder

Address:

Apt#:

Building#: _____

Date: _____

Emergency Contact Information:

Telephone: _____

Email:

Subtenant Addendum

Subtenants are permitted to keep a Dog in the apartment that they are subletting with the express permission of the Shareholder of Record.

The preceding agreement is to be filled out by the subtenant in the same manner a shareholder would and submitted to the management office for approval.

These Rules and Regulations may be amended from time to time as needed. Dog owners agree to comply with all future changes uniformly applied to all subtenants and shareholders.

The undersigned subtenant(s) and shareholder agrees to all rules and regulations pertaining to dogs and acknowledges receipt of a copy of these Rules and Regulations. All subtenants and shareholders within the apartment where a dog resides must acknowledge this policy.

Subtenant

Subtenant

Shareholder

Address:

Apt#:

Building#: _____

Date: _____

Emergency Contact Information:

Telephone: _____

Email:

Addendum A

Trump Village Section 3, Inc.
c/o Akam Associates Inc.
2915 West Fifth Street• Brooklyn, New York 11224

Current Rules and Regulations for Keeping Dogs
Revised August 7, 2024

Registration Form

1. TYPE OF DOG

(fill in appropriate section below)

D Shareholder/Subtenant Dog

D Guest Dog

2. SHAREHOLDER/ SUBTENT INFORMATION

Name: _____

Apt#: _____

Building#: _____

Shareholder Contact Information:

T: _____

E: _____

3. DOG INFORMATION

A. IDENTIFICATION

Dog Name: _____

Co-op ID Tag _____

NYCLicense #: _____

Breed: _____

Gender: _____

Age: _____

Attach two photos of dog in this space, one of the face and one of the full body, and recent enough so the dog can be easily identified

Fill out additional sheets for additional dogs.
PLEASE RETURN ALL COMPLETED FORMS TO THE CO-OP'S MANAGEMENT OFFICE

ATTN: Keifer Rowley

Size: < 20 lbs ☐

 20-35 lbs ☐

 > 35 lbs ☐

Brief description, color, distinctive markings:

B . IMMUNIZATIONS

☐ DHLPP (Distemper, Hepatitis, Leptospirosis, Parainfluenza, Parvovirus), rabies and canine influenza vaccinations -within one (1) year

☐ Bordetella (kennel cough)-within every six (6) months

C. VETERINARIAN INFORMATION

Veterinarian Name:

Address:

T:

E:

4. REGISTRATION FEE

(fill in appropriate section below)

D Enclosed

D Fee-Exempt

Fill out additional sheets for additional dogs.
PLEASE RETURN ALL COMPLETED FORMS TO THE CO-OP'S MANAGEMENT OFFICE

ATTN: Keifer Rowley

5. SHAREHOLDER/ SUBTENANT AUTHORIZATION

I, _____  hereby certify that I have received and read Current Rules and Regulations for Keeping Dogs (Revised August 19, 2025); that I have registered and/or reregistered the subject dog in accordance with said Rules and Regulations; that I will strictly abide by all the terms and provisions of the Rules and Regulations (which is incorporated by reference into this form); and that I understand and acknowledge that violation of the Rules and Regulations constitutes a material violation of my Proprietary Lease and will subject me to legal action, including eviction proceedings, at my cost and expense.

Signature of Shareholder/ Subtenant: _____

Date:

OFFICE USE ONLY -

Registered by: _____

Amount Paid:

Fill out additional sheets for additional dogs.
PLEASE RETURN ALL COMPLETED FORMS TO THE CO-OP'S MANAGEMENT OFFICE

ATTN: Keifer Rowley