



# EPSON TERRACE

Vrede Road, Epsom Downs - Bryanston  
Estate Management by Van de Sandt Estate Management CC  
Anton van de Sandt # 083 787 6336 / [AJ@vdsem.co.za](mailto:AJ@vdsem.co.za)

## PET APPLICATION FORM

The Epsom Terrace Conduct Rules require that owners obtain permission from the Board of Trustees for the keeping of pets. This is done in the interest of promoting harmonious living within the Estate and in the interest of animal welfare. The rules regulating the keeping of pets are set out below;

- 1.1 An owner or occupier of a section shall not, unless the trustees have granted prior written consent, keep any animal, reptile or bird in any circumstances in a section or on the common property.
- 1.2 Any owner or occupier who wishes to keep more than one animal as defined herein must make written application to the trustees prior to such animal being acquired. Maximum of 2 pets per unit and dogs may only be kept in ground floor (garden) units.
- 1.3 Any owner or occupier must ensure that their animals as defined herein are not disturbance to other owners or occupiers. On the receipt of written complaints by two separate owners or occupiers, the trustees shall have the right to revoke such consent and request the owner to remove such animal from the complex.
- 1.4 Animals shall not be permitted in or around any part of the swimming pool area, Clubhouse area or generally that area of the common property constituting the communal entertainment and recreation area. The trustees shall have the right to remove forthwith any animal found in such area.
- 1.5 No pets shall roam the streets of the complex or properties of other owners, residents or tenants.
- 1.6 Owners shall accompany all pets when out on common property. All dogs must be on a leash when on common property.
- 1.7 The owner of any pet shall immediately remove any excrement deposited by such pet in a public area.

*All dogs and cats must be:*

- ❖ ***Neutered / spayed and vaccinated with all relevant documentation to be attached to this registration.***
- ❖ ***Must be identifiable by collar and identity tag with the unit number and contact telephone number / have a microchip. A photo of the pet must be attached to this registration.***

Any pet that becomes a nuisance or breaks the Rules, e.g. barks excessively will be dealt with as follows; **The owner of the unit will be fined R 250.00 after two warning letters have already been issued to the unit and the nuisance continues. If the owner fails to respond to any warning letters and the pet continues to cause a nuisance, a further R 500.00 will be imposed for the next offence and a R 1000.00 each occasion thereafter.**

Approvals previously granted to residents to house pets, will be withdrawn, and the owner of the pets will be required to remove the animal/s from Epsom Terrace.

### APPLICATION FOR KEEPING OF PETS

|                      |   |
|----------------------|---|
| Resident Name        |   |
| Unit No and Tel      |   |
| E-mail Address       |   |
| Number of Pets (1/2) | / |
| Type and breed       | / |

I confirm that I have read the above rules pertaining to the keeping of animals, and that I undertake to abide by them. I also acknowledge that my application to keep an animal is not guaranteed.

Signed by Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signed by Tenant: \_\_\_\_\_ Date: \_\_\_\_\_



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### GUIDELINES FOR PET OWNERS:

- Puppies need vaccinations at 6, 9, 12 and 16 weeks. Thereafter annual vaccinations are necessary.
- Kittens need vaccinations at 9, 12 and 16 weeks. Thereafter annual vaccinations are necessary.
- Pets need de-worming medication every 3 to 6 months.
- Monthly parasite control will prevent tick-borne diseases.
- Female cats and dogs spayed before their first "heat" will have a lower risk of developing mammary tumours in later life.
- Male cats and dogs that are neutered will have a lower risk of prostatic disease in later life.