

PET POLICY

- Tenants are permitted to keep common household pets as long as the following regulations are met as stated.
- Assistance Animals are exempt from the Security Deposit.

SECTION 1. TYPE OF PETS AND NUMBER PER UNIT

A common household pet is defined as being a cat, dog, one tank or bowl or goldfish or tropical fish, canary or parakeet, gerbil or hamster, rabbit or turtle. One type of pet to a unit will be permitted, (e.g. one cat or dog, one fish bowl or tank, one cage with no more than two birds, two gerbils or hamsters, one turtle, one rabbit).

SECTION 2. PET REGISTRATION PRIOR TO ADMISSION

All pets must be registered with the Management before permission for admission of a pet is granted. Registration must show type of pet, recent picture, name, age and if applicable, license number and current inoculation, name and address of pet's veterinarian, plus a signed responsibility card – see Exhibit II.

SECTION 3. PET REGISTRATION PRIOR TO ADMISSION – See Exhibit I

Prior to pet admission, the owner must fill in and sign a written responsibility form showing name, address and phone number of two (2) local persons who will come and get the pet in the event of tenant's illness, vacation or death. The responsibility form must be renewed each year at time of tenant's recertification and apartment lease renewal.

SECTION 4. SECURITY DEPOSIT

The Security Deposit amount for each type of pet is outlined in each section. The initial deposit is \$50.00, to be paid prior to the pet moving in. The remaining deposit will be paid in increments of \$10.00 per month until full deposit is paid. Pet deposits, minus any necessary repairs or fumigation charges incurred to the owner due to damage caused by the pet, will be refunded in a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.

SECTION 5. DOGS

The security deposit shall be \$300 for a dog. Any dog must be no less than six (6) months old and completely housebroken. Proof that the dog is already neutered or spayed must be furnished. The County must license each dog and tenant must furnish proof of license each year at time of apartment lease renewal.

Dog must wear a collar at all times showing license and owner's name and address plus a flea collar.

Each year, at apartment lease renewal, tenant must show proof that the dog has had the proper Parvo shots for distemper and rabies. A veterinarian must sign this proof.

A dog cannot be over 17 inches tall at the top of the shoulder, or weigh over 30 pounds.

A dog must be on a leash at all times when outside of the owner's apartment unless it is in an approved locked pet carrier.

The pet owner must have a utensil (a scooper) and/or paper towels to use to remove any waste from his/her pet as soon as it is deposited on the Facility's property. The waste must then be placed in a plastic bag, sealed tightly, and placed in the trash containers.

No dog may stay alone in an apartment overnight. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, see Section 14, Pet Removal.

The flea collar must be changed every three (3) months.

SECTION 6. CATS

The security deposit shall be \$300 for a cat. Cat must be no less than six (6) months old and must be litter box trained before admission. Proof that the cat has been spayed, or neutered must be shown before admission approval.

Proof must be shown before admission and each year at time of lease recertification that the cat has had the proper FVR-CP, rabies and distemper shots. A veterinarian must sign this proof.

Cat must be on a leash when outside the owner's apartment or carried in an approved locked pet carrier.

A cat litter box must be used and must be cleaned daily. Litter must be put in a sealed plastic bag and placed into the trashcan.

No cat can be over ten (10) inches tall at the shoulders and weigh over fifteen (15) pounds.

No cat may stay alone in an apartment overnight. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, see Section 14, Pet Removal.

The pet owner must have a utensil (a scooper) and/or paper towels to use to remove any waste from his/her pet as soon as it is deposited on the Facility's property. The waste must then be placed in a plastic bag, sealed tightly, and placed inside the trashcan.

SECTION 7. GERBILS, HAMSTERS, RABBITS

No security deposit will be charged for gerbils, hamsters or rabbits. Residents are permitted to have two (2) gerbils or two (2) hamsters or one (1) rabbit. Cages must be cleaned daily. Debris from cages must be disposed of in a plastic bag and placed in the trashcans.

Pet(s) must be healthy and free of disease on inspection of unit. Pet(s) must be kept in cage(s) at all times.

No pet may stay alone in an apartment overnight. It is the responsibility of the tenant, if he or she has to leave suddenly and be away overnight, to take the pet elsewhere until tenant returns. If a pet or pets should be found alone, see Section 15, Pet Removal.

SECTION 8. BIRDS

No security deposit will be charged for Birds. Residents are permitted to have two (2) birds, canaries or parakeets. (No more than two (2) birds to a unit will be permitted) The cage must be no larger than three (3) feet high and two (2) feet wide. Cages must be cleaned daily. Debris from cage must be disposed of in a plastic bag and placed in the trashcans.

Birds must be healthy and free of disease on inspection of unit.

Birds are not permitted to be left alone in an apartment over two (2) days unless the owner has made arrangements for daily care.

SECTION 9. FISH

No security deposit will be charged for a fish bowl or tank five (5) gallons or less.

One fish tank only permitted to a unit no bigger than five (5) gallon size or one (1) large gold fish bowl no more than one (1) gallon size.

Fish bowl must be cleaned at a minimum of once weekly. Fish tanks must be cleaned at least once a month.

Fish may not be alone in the unit over one (1) week unless the owner has made arrangements for daily care.

Pet owner must be aware when cleaning or filling fish tanks that any water damage done to the apartment or apartments below will be billed to the pet owner and any charges must be paid within 30 day of the incident.

SECTION 10. TURTLE

No security deposit will be charged for a fish/turtle bowl or tank five (5) gallons or less.

One fish/turtle tank only permitted to a unit no bigger than five (5) gallon size or one (1) large gold fish /turtle bowl no more than one (1) gallon size.

Turtle tank/bowl must be cleaned at a minimum of once weekly. Turtle tanks must be cleaned at least once a month.

Turtles may not be alone in the unit over 3 days unless the owner has made arrangements for daily care.

SECTION 11. PETS GENERAL

Pets are not permitted in any other apartment or in any of the public rooms of the building. (e.g. office, community room, laundry room or lounge)

SECTION 12. PET CONTROL

Any excessive pet noise, which annoys neighboring tenants, will cause the pet owner to receive a written warning from management. A second written complaint from management will request the pet owner to attend an informal hearing with management. A third written complaint from management will require the owner of the pet involved to remove the pet from the Facility's property within 48 hours or management will at that time be required, with the local law enforcement, to physically remove and place the pet in the local pound. If this removal occurs, the owner will have 24 hours to re-claim and take the pet elsewhere or it will then be taken to the Humane Society at the owner's expense.

If a pet gets loose and out of the owner's unit, Management is not responsible for damages or recapture. Also, the tenants will immediately clean up any mess resulting and pay cost of any damages incurred immediately upon presentation of the bill from management or another tenant if they or their property is involved.

SECTION 13. UNIT INSPECTION

Management maintenance personnel will not be permitted by management to enter the unit housing a dog or cat unless the owner is home, places the pet under control while the maintenance personnel are in the unit.

Any problem noticed at the annual inspection such as unit damages or odors will be rectified by repairs or extermination by the owner within five (5) days of the unit inspection. At that time, if the owner has not arranged for repairs or extermination within the five (5) days, management will then make the necessary repairs or extermination and bill the pet owner. These charges must be paid within 30 days of posting.

SECTION 14. VICIOUS PETS

Any incident of vicious pet behavior must be reported at once to the office. When such a report is received, management will immediately contract the pet owner. It will be the decision of the management whether to issue a written warning on a first offense, or whether the behavior is cause for the pet to be removed, either temporarily or permanently, from the property. If a second incident occurs after a written warning by management, the pet must be removed from the premises either by the owner or his appointed responsible person. If this is not done within 24 hours, the city police or local animal enforcement office will be called to remove said pet. Any expense involved will be billed to the owner.

SECTION 15. PET REMOVAL

Should a pet owner decide for any reason that he/she no longer wants the pet, it is owner's responsibility to remove it and find somewhere to take it him/herself at his/her expense. Should a pet die on the Facility's property, it is the responsibility of the owner or the person listed on the Pet Responsibility Card to dispose of the pet within four (4) hours. If this is not done and management must dispose of said pet, the owner or estate will be billed.

Once management due to problems incurred has removed a pet, the owner/tenant will not be permitted to bring a new pet to the Facility's property.

Section 16. NOTICE OF REFUSAL TO REGISTER A PET

Pet owner will be notified if property owner/agent refuses to register a pet due to a pet rule violation. Pet owner will be given written notice with an explanation if property owner/agent refuses to register a pet.

SECTION 17. OWNER'S ILLNESS OR DEATH

If a tenant becomes ill suddenly, it is the total responsibility of the family or persons listed on the Pet Responsibility Card to immediately remove the pet no later than eight (8) hours from the onset of tenant's absence. The pet/pets will be cared for off premises until it is deemed by management that the tenant can again care for and exercise daily such pet.

If the owner goes to the hospital or on vacation, it is the owner's total responsibility to also arrange for someone to regularly care for the pet until the pet owner returns and can care for, feed, water, and exercise daily such pet according to the regulations listed in the Pet Amendment.

Failure to abide by the above regulations will cause management to arrange for removal and care of the pet at the owner's expense.

I agree to all the above terms and conditions. Date: _____

Resident Pet Owner

Management

As the pet owner, I hereby certify that if a license is required, it is in effect until _____. (Copy attached)

As the pet owner, I also have read the Pet Policy and agree to abide by those Regulations. My signed Pet Responsibility Card is attached.

Date _____

Resident

Date _____

Management

EXHIBIT I

PET REGISTRATION FORM

As of this date _____, I, _____,
having an address of _____, Apartment # _____,
phone number _____, am requesting registration of the following
type of pet, a _____, named _____, age _____, and a
picture (type) is attached.

My pet's veterinarian is _____

Office address

Phone

VETERINARIAN TO FILL OUT SHADED AREA

THIS PET HAS HAD THE FOLLOWING NECESSARY INOCULATIONS:

Date _____ Inoculation _____

Which are effective until _____.

I am certifying that this pet is in good health and has been neutered or spayed as required by management on _____.

Date _____

Veterinarian's Signature

EXHIBIT II

As a pet owner, I have contacted the following two (2) local persons who have agreed by their signatures to accept the responsibility for removal and/or care of my pet if I become ill or for any reason cannot temporarily care for this pet.

1. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet _____, owned by _____, of Apt. # _____, in the event the owner is out of town, or for any reason is temporarily unable to continue to care for the pet.

_____	_____
Print Name	Phone
_____	_____
Signature	Address

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2. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet _____, owned by _____, of Apt. # _____, in the event the owner is out of town, or for any reason is temporarily unable to continue to care for the pet.

_____	_____
Print Name	Phone
_____	_____
Signature	Address
