

Pet Policy

Residents with small pets are welcome in our community. It is important for all residents with pets to maintain consideration of the property and a courteous concern for their neighbors at all times.

The following rules are to be observed by pet owners residing in the community:

Pet Permit & Fees

Prior written permission (Pet Permit) must be obtained from the community management office before a resident can bring a pet into their home. Failure to obtain permission may result in removal of pet from premises and/or termination of lease.

- A \$500 non-refundable pet fee is required.
- Additional rent of \$10/month for each pet will be required.
- All fees must be paid in full prior to obtaining Pet Permit.

Limitations on Pets

- Pets permitted under this policy shall not include any creature which is poisonous or otherwise dangerous.
- Pets are not to exceed 35 lbs. in weight at any time. Veterinary certification may be required.
- Restricted Breeds – The following breeds, or any mixture of these breeds, are prohibited:

German Shepard	Chow Chow
Pit Bull	Doberman Pinscher
Bull Mastiff	Malamute
Boxer	Rottweiler
Huskie	Dalmatian

Condition of pets

- All pets must be spayed or neutered with Veterinary certification.
- All pets must be immunized, licensed and registered with local authorities. Required documentation must be received within 14 day of being brought on the premises.
- All cats must be front de-clawed with Veterinary certification.

Conduct

- Pets are not permitted in any pool area or sand volleyball court area.
- Animal runs are available in some communities and must be utilized at all times when available.
- Pets are permitted in the common areas only when on a leash controlled by pet owner.
- Any pet accompanying a visitor must be registered with the management office. The host resident is responsible for insuring that visitors and their pets conform to all provisions of this Pet Policy at all times, except the permit fees. Any damage caused, or feces removal, shall be the responsibility of the host resident.
- Pets may not be tied or staked outside the apartment. Residents living in upper level units with a balcony shall not leave the pet on the balcony without supervision of pet owner.
- If a pet is left alone for more than 24 hours, owner reserves the right to report the incident to animal control authorities, and assumes no responsibility for any resulting consequences to resident or pet owner.
- Residents may be asked to remove any pet that constantly bothers other residents, obstructs agents or management staff members in performance of their duties, or whose owner persistently violates this policy.
- If resident fails to restrain pet for purposes of inspections or maintenance operations after providing appropriate notice, resident may be asked to remove pet permanently from the premises.
- If resident fails to remove said pet from premises following a request from management, resident's lease may be terminated and/or eviction proceedings shall commence.

Resident Signature

Resident Signature

Manager Signature

Date

