

Rules on Animals

Assistive animals are not considered pets. Therefore Rules 1a, 1b, 1c, 1d, 2b, 2c, 2d, 4 and 5 (which are bolded) DO NOT apply to assistive animals.

1. Each unit or apartment shall be allowed one (1) household pets, provided:
 - a. that the pet is federally accepted domestic animal (a cat, dog fish bird or small caged animal);**
 - b. Animal must be no more that 25 lbs in weight when fully grown.**
 - c. that no State or Federal permits are required in the keeping of this animal;**
 - d. Reptiles, snakes and spiders are not permitted.**

2. In order to establish the tenant's ability to care for the animal, the tenant shall:
 - a. Provide Management with a veterinarian's certificate stating that the animal is in good health with proof of all required immunizations, including rabies.
 - b. Provide Management with proof that the pet has been spayed or neutered.**
 - c. Provide Management with a signed agreement from a third party to accept total responsibility for the care of the animal at such time as the tenant becomes temporarily or permanently unable to care adequately for the animal. The decision of whether or not the tenant is able to care adequately for the animal shall be made solely at the discretion of the Management.**
 - d. Rental Insurance with liability clause.**

3. Resident is totally responsible for care and cleanliness of animal on the premises. When outside the unit, animals must be leashed and also may not be left unattended on a runner. Resident is responsible for disposal of kitty litter and 'pooper scooping' outdoor waste. An area may be designated for animal waste scooped on the grounds of the project.

- 4. A pet deposit will be required in the amount of Three Hundred Dollars, above and beyond the security deposit. Once the resident has moved or the pet is removed while the resident still occupies an apartment, a refund will be treated in the same manner as a security deposit. The special pet deposit will be applied to any costs for fumigation, cleaning/deodorizing, de-fleaing, emergency boarding, staff costs, etc. (a pet deposit is not required for assisted animals)**

5. Absolutely no pets will be allowed on a visiting or temporary basis, whether overnight or daily. This will be strictly monitored and enforced because such animals could not be subject to these rules. Any such occurrence is a violation of these rules and of the lease and shall make the tenant subject to eviction proceeding as provided for in the lease.

6. It is the right of every tenant to peaceably enjoy their homes free from noise, disturbance, or odors caused by animals. Therefore, animal owners will ensure that animals do not substantially interfere with the reasonable rights and enjoyment of other tenants and neighbors, nor shall the animal pose a direct threat to the health or safety of others. Any person who considers an animal to be in violation of these rules may make a complaint to Management.

7. Complaint procedure:

Any tenant having a complaint about an animal shall register the complaint with the Management in writing, citing specific instance, date, time and reason for complain. Complaining tenant shall sign and date the complaint.

Manager shall notify the Tenant/Owner of the offending animals as to the nature of the complaint, without revealing the name of the complaining tenant, and shall establish whether or not the complaint is valid as a violation of these rules.

If the complaint is held to be valid, the Management may at its discretion, do one of the following:

- a. Issue a verbal warning to the Tenant/Owner, while documenting the appropriate file;
- b. Issue a written warning to the Tenant/Owner; or
- c. Require immediate and permanent removal of the animal from the apartment and project grounds. Two or more warnings for the same or a variety of complaints shall be grounds for removal of the animal.

Should the Manager require removal of the animal, all arrangements and expenses involved shall be the responsibility of the Tenant/Owner. Failure to comply with the demand for removal within forty-eight (48) hours shall constitute grounds for eviction and any necessary legal action will be taken immediately. Determination of this requirement is solely at the discretion of the Management. Any costs incurred by the Management in enforcing this shall become the liability of the Tenant and shall be repaid to the Management immediately.

8. Any determination of the Tenant's ability to comply with these Rules, or to provide adequate care for the animal, shall be solely at the discretion of the Management.

Realty Resources Management

By _____
Duly authorized Management Agent

Date

Tenant Signature: _____

Secondary Care Person: _____
Name Telephone #