

PET RULES

Resident agrees to register all pets with the Property Manager, and to secure the Property Manager's written approval before bringing any pet into the apartment community or into any apartment. It is also understood that the Property Manager has the right to refuse to allow any pet on the community for any reason Property Manager deems appropriate.

1. **A Pet Fee of \$300.00 is required. IN ALL CAES, \$300.00** will be retained once the resident has vacated the apartment unit. The pet fee is in addition to the Security Deposit already placed with management. Resident agrees that the pet fee is not to be applied towards damages in the event the Security Deposit does not cover the cost of damages. The pet fee is strictly a management fee for the privilege of allowing a pet to reside within the stated premises.
2. **No pet is permitted if weight of pet exceeds 70 pounds.** There is a maximum limit of two pets per apartment. Normally, dogs and cats are permitted **with the exception of Rottweilers and Dobermans and Pit Bulls**, but other small pets may, on occasion, be allowed. Pets other than a cat or dog, when allowed, must be kept in a case in the apartment. **SNAKES, RODENTS AND REPTILES ARE NOT ALLOWED UNDER ANY CIRCUMSTANCE.**
3. **Pets are allowed outside the apartment unit only while on a leash and while accompanied by the Resident.** Pets will not be tied up outside the unit or on the patio or porch of any unit. Residents will have a sanitary waste remover, commonly called a "Popper Scooper" or "Pet Scooper", with them at all times while taking the pet outside the unit, and agrees to remove and properly dispose of any pet waste.
4. **The Resident agrees to be totally responsible for the pet.** Resident agrees to pay all costs for any damage done by the pet to furnishings or property, inside or outside the unit.
5. **The Resident agrees to hold Management harmless** from any claims should the pet escape from the apartment, or become lost or missing, and especially acknowledges that Owner's, Management or Management's employees and designers will be entering the unit on a periodic basis for maintenance, cleaning and pest control.
6. **Resident agrees that permission to have a pet in the apartment community may be cancelled by Management for any reason Management deems appropriate.**
7. **If permission to have a pet is revoked by the Management for any reason, Resident agrees to remove the pet from the unit and from the apartment community** within forty-eight (48) hours of receipt of notice by the Resident Manager that the pet must be removed. If Resident shall not remove the pet from the apartment community within ten (10) days, at Management's option, this may constitute grounds for eviction of the Resident.
8. **Resident agrees to pay a fine of \$25.00 for any infraction of the Pet Addendum that Management deems necessary.**

This policy may not be the policy of all owners and/or all communities. Please verify with Property Manager that pets are allowed.