

Pet Policy

Rules and Regulations for Keeping Household Pets

Type and number of pets allowed

- I. Allowable pets
 - a. Fish-kept in tanks or aquariums up to 20 gallons with the exception of poisonous or carnivorous fish are not allowed.
 - b. Birds-any normal caged bird kept as a pet is acceptable.
 - c. Cats-must be common, domestic house cat and must be spay/neutered and de-clawed.
 - d. Dogs-upon approval by management. Restrictions apply.

- II. Prohibited Pets
 - a. Guinea Pigs, Hamsters, Rabbits and Gerbils.
 - b. Exotic pets such as Monkey's or game animals are strictly prohibited.
 - c. Animals whose primary habitat is the wild (skunk, etc.)
 - d. Insects or any kind (spiders, etc.)
 - e. Reptiles (except turtles)
 - f. No wet mouth dogs of any kind
 - g. Full-bred of the following breeds....Pit-bulls, Rottweiler's, Dobermans, Akitas, Chows, Great Danes, Newfoundland, Bullmastiffs or Saint Bernard's. All other breeds must be approved by management.

- III. Number of pets

A maximum of two pets are permissible.

Care and Maintenance

- a. Cats must be litter trained and have a litter box that is cleaned twice weekly.
- b. Birds must be caged when outside the resident's apartment.
- c. Cats must use flea collars at all times.
- d. Cats will not be permitted to excrete anywhere in the building other than the litter box.
- e. All feces MUST be picked up immediately and disposed of in a plastic bag and placed in a waste receptacle.
- f. No pets are to be tied or left unattended outside of the residents at any time.
- g. All apartments will be kept free of pet odors and maintained in a sanitary manner.
- h. Pets must be kept clean and be checked thoroughly for fleas.
- i. Pets must be house broken.
- j. Dogs must be on a leash at all times accompanied by the resident. If these rules are not followed, FINES will be issued.

- k. Dogs are not to be walked in flower beds, rocks, mulch beds or up near other apartment windows.

Registration

- a. Every pet must be registered with the management office. Registration requirements:
 - 1. Proof of inoculations.
 - 2. Identification Tags.
 - 3. Proof of spaying/neutering.
 - 4. Proof of de-clawing
- b. All dogs and cats must wear a valid license (required by law), ID tag bearing owners name, address and phone number.
- c. Veterinarian report of overall health.

Indemnification and policy compliance

- a. If a pet poses a nuisance, such as excessive noise which disrupts the peace of the community, or continuing damage to the unit or building (biting, scratching, etc.) owner will, at management's request, remove the pet within 7 days.
- b. Violation of these rules and regulations will be ground for termination of the lease.
- c. Resident assumes all risks incidents to the care and maintenance of their pet, and shall indemnify and hold harmless The Preserve at Mallard Pond for any loss, damage or liability which may be sustained as a result of the presence of such pet on the property.
- d. Pet owners agree to reimburse the property for any damages, additional clean up or refurbishing required as a result of a pet.

Pet security deposit

- a. There is a **non-refundable** security deposit of \$250 for one animal (cats & dogs) and a \$500 non-refundable deposit for two animals.
- b. There is a monthly fee of \$30 per month per pet, maximum 2 pets per unit.
- c. This pet policy must be signed.

Visiting pets

- a. Visiting pets are allowed provided:
 - 1. The resident has notified the office as to when and who the owner and the pet will be visiting and the duration of the visit.

2. The understanding that the owner is completely liable for the pet and its actions, and the owner may be asked and must comply with managements request to remove to animal if necessary.
3. Proof of current license as required by their city or county. Owner may be required to produce proof of inoculations.

The tenant shall allow the Mallard Pond Management to randomly inspect their unit, as required, to ensure compliance with these rules.

I HAVE READ AND UNDERSTAND THE ABOVE REGULATIONS AND AGREE TO CONFIRM TO THE SAME AND UNDERSTAND THAT VIOLATION OF THE RULES MAY RESULT IN FINES FROM \$100-\$500 AND/OR RESULT IN A REQUIREMENT TO PERMANENTLY REMOVE THE PET FROM THE UNIT WITHIN 7 DAYS OR VACATE THE DWELLING.

Tenant

Date

Tenant

Date

Landlord

Date