

Pet Addendum

1. These rules do not apply to animals that assist the handicapped. Assistance animals are never considered pets.
2. Residents are allowed to have a common household pet. A common household pet is defined as a domesticated animal such as a dog (that is not a German Shepherd, Rottweiler, Doberman Pincher, Pit Bull, Chow, Spitz, or any mixed breed containing any of the above), cat, bird, rodent (including a rabbit), fish, or turtle that is kept in the home for pleasure rather than for commercial purposes. It does not, except for turtles, include reptiles.
3. Registration – Prior to bringing a pet into the unit, the pet owner shall register the pet with Management. On a yearly basis thereafter, as part of the resident’s annual recertification, or as Management directs, the resident pet owner shall re-register the pet.
 - a. As part of the registration process the pet owner shall:
 - i. Complete the registration form provided by Management.
 - ii. Provide a certificate from a licensed veterinarian stating that the pet has received all vaccination required by law.
 - iii. If the pet is a dog, provide evidence that the animal is licensed in accordance with state and local requirements.
 - iv. Provide evidence in the form of a veterinarian’s certificate that the pet, if a dog or cat, whether male or female, has been spayed or neutered.
 - v. In the case of either a dog or a cat arrange an interview with the site Manager, pet owner, and pet so that the site Manager will have an opportunity to observe the pet’s temperament.
 - vi. Provide the names of two responsible individuals who are willing to take care of the pet in the event that the pet owner dies or is incapacitated. Management will verify their willingness to assume responsibility for the pet.
 - vii. Provide proof that the animal has been professionally treated for fleas, ticks, and other vermin.
 - b. Management reserves the right to refuse to register or to re-register a pet if:
 - i. The pet is not a common household pet.
 - ii. Keeping the pet would violate any applicable house pet rules.
 - iii. The Manager reasonably determines based upon the pet owner’s habits and/or practices and/or the pet’s temperament that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations. In considering the pet’s temperament, Management will evaluate such factors as the pet’s size, type, disposition, behavior (including obedience), familiarity with the leash, and prior living arrangements.
 - iv. If Management refuses to register a pet, it will provide the pet owner with notice of its refusal and the basis for its action.
4. Due to the small size of the dwelling units pets in excess of thirty (30) pounds will not be allowed.
5. Birds and rodents must be kept in a cage suitable for their size at all times. No more than one cage will be allowed per dwelling unit.
6. No aquarium in excess of ten gallons in size is allowed. The size of the aquarium must be suitable for the number of fish.
7. Sanitary standards:
 - a. All animals, except those maintained in cages, must be housebroken before they are brought into the dwelling unit. For dogs this means that the pet is capable of indicating to its owner when it needs to relieve itself, and/or waiting until exercised before relieving itself, and that it will not



- relieve itself in the unit. For cats it means that the pet is trained to relieve itself in a litter box designated for that purpose.
- b. In the event that a previously housebroken animal becomes incontinent, Management may require removal of the pet.
 - c. Pet owners are required to remove their pet from the premises for exercise or to deposit pet waste. In the event that a pet should deposit solid waste on the premises the pet owner is required to remove the pet waste from the area, place it in a plastic bag, and dispose of it in a trash receptacle.
 - d. Dogs are not to be exercised near the property's shrubs, bushes, or flowers. Animal urine will destroy the property's plants.
 - e. Owners of animals that are litter box trained are required to:
 - i. Place the litter in a box or receptacle that is water tight.
 - ii. Empty all solid waste from the litter box on a daily basis placing such solid waste in a sealed plastic bag and disposing of it in the trash. Solid waste should not be deposited in the toilet.
 - iii. Change the litter twice a week, placing the contents in a separate plastic bag that has been securely fastened, and disposing of the bag down the garbage chute.
 - f. Owners of pets that are maintained in cages, with the exception of guinea pigs, are required to change the cages at least once a week, disposing of the contents in a plastic bag that has been securely fastened, and disposing of the bag down the trash chute. Guinea pig cages must be changed three times a week in order to minimize odor.
 - g. In the event that a pet owner fails to properly dispose of their pet's waste and it becomes necessary for Management to do so, the pet owner will be charged a \$50.00 pet waste disposal fee. This fee is in addition to any other rights that Management may have for violation of these pet rules.
 - h. In the event that a pet relieves itself on any flooring on the premises, the pet owner must take immediate measures to clean the area to minimize the possibility of staining.
 - i. All fur-bearing animals must be professionally treated at least once a year for fleas, ticks, and other vermin. The pet owner must provide management with proof, in a form acceptable to management, that the animal has been so treated.
8. Pets must either be leashed or confined to an animal transport when outside the dwelling unit, in transit through the lobby, or on the premises. Pet owners must adhere to local ordinances which require that dogs be leashed and not allowed to run free.
9. Pets are specifically excluded from any recreation rooms, laundry rooms, community rooms, project rooms, and greenhouses.
10. When accompanied by a pet, pet owners must not loiter in the lobby or elevator lobby areas.
11. Pet owners may be required to pay a pet rent as detailed below:
- a. Dog (maximum of 1) - \$«CUSTOM_CFPetRentDog»
 - b. Cats (maximum of 2) - \$«CUSTOM_CFPetRentCat» per cat
12. Pet Deposits (MASSACHUSETTS ONLY):
- a. Pursuant to the provisions of 24 CFR Part 243 Management will only require pet owners to pay a pet security deposit when the sum of all deposits does not exceed the tenant's portion of one month's rent.
 - b. This sum will be kept in a separate interest-bearing account, and the pet owner will receive interest on this amount on an annual basis.
 - c. In the event that pet causes damage to the premises or it becomes necessary to fumigate the dwelling unit for fleas and ticks, the pet owner will be responsible for reimbursing management for the cost of the damage or fumigation. If the pet owner refuses to reimburse management, the amount will be deducted from the pet deposit and the pet owner will be required to restore the pet deposit to its original balance.



- d. The amount of the pet deposit, less damage, will be refunded to the pet owner at the termination of the tenancy.
13. Pet Deposits (PENNSYLVANIA ONLY):
- a. In the event that pet causes damage to the premises or it becomes necessary to fumigate the dwelling unit for fleas and ticks, the pet owner will be responsible for reimbursing management for the cost of the damage or fumigation. If the pet owner refuses to reimburse management, the amount will be deducted from the pet deposit and the pet owner will be required to restore the pet deposit to its original balance.
 - b. The amount of the pet deposit, less damage, will be refunded to the pet owner at the termination of the tenancy.
14. In order to ensure that other residents are not disturbed by chirping or singing in the early morning hours, owners of birds are required to keep the cages covered until 8:00 AM.
15. In order to ensure the health and safety of all the residents, the pet must be left in the dwelling unit during fire drills and other emergency evacuation procedures.
16. With the exception of animals normally confined to cages such as birds, rodents, or fish, animals shall not be left unattended in a dwelling for more than eight hours. In the event that an individual animal demonstrates that it cannot be left unattended for this period of time without causing a nuisance to other tenants, Management may require that animal not be left unattended. Pets shall not be left unattended outside the dwelling unit.
17. Pet owners agree to promptly and regularly perform the following obligations with respect to their ownership of a pet:
- a. Keep the dwelling unit clean and free of pet odors, insect infestations, and pet feces, urine, waste, and litter.
 - b. Restrain and prevent the pet from gnawing, chewing, scratching, or otherwise defacing the doors, walls, windows, and floor coverings of the units and the common area, buildings, landscaping, and shrubs.
 - c. Prevent pets from creating a disturbance for the other residents and/or interfering with other residents' quiet enjoyment by excessive barking, whining, or meowing.
18. Pet owners will not be allowed to maintain a pet that is determined to be a nuisance or a threat to the health and safety of the other residents. A pet will be determined to be a nuisance if:
- a. It has a vicious disposition.
 - b. It bites and/or attacks a person.
 - c. It bites and/or attacks, maims, or damages another animal.
 - d. It contracts a contagious disease.
 - e. It chases vehicles in the parking lot.
 - f. It consistently barks, howls, whines, meows, and/or cries for more than two consecutive days.
19. Violation of the pet rules:
- a. If Management receives a written complaint and reasonably determines that a pet owner is violating the pet policy, Management will:
 - i. Send the pet owner a notice of the violation, setting forth the basis for the determination that the pet rules have been violated.
 - ii. Advise the pet owner that he/she has ten days from service of the notice in which either to correct the alleged violation or make written request for a meeting with Management to discuss the violation. In appropriate circumstances Management may require removal of the pet as a means of curing the violation. For purposes of these rules, appropriate circumstances that would require Management to request removal of the pet include, but



are not limited to, instances in which the pet has become a nuisance as defined at Paragraph 17 of these rules.

- iii. Advise the pet owner that if they request a meeting with Management they may be accompanied by another person of their choice at the meeting.
 - iv. Advise the pet owner that if they fail to correct the violation, request a meeting, or appear at a requested meeting, that Management may initiate procedures to terminate the pet owner's tenancy.
- b. If the pet owner makes a timely request for a hearing with the Property Manager or Regional Property Manager, Management shall:
- i. Schedule a mutually agreeable time and place for the meeting no later than fifteen (15) days from the effective date of the service of the notice of the pet rule violation.
 - ii. At the meeting the pet owner and Management may, as a result of the meeting, give the pet owner additional time to correct the violation.
- c. If Management and the pet owner are unable to resolve the pet rules violation, Management may serve notice on the pet owner to remove the pet from the premises. This notice shall advise the pet owner of the basis for the determination, state that the pet owner has ten (10) days from the date of service to remove the pet, and advise the resident that failure to remove the pet may result in termination of the tenancy.
20. Nothing in these rules shall prohibit the Property Manager from requesting that the local animal control officer immediately remove a pet from the premises if it poses a threat to the health and safety of the residents.
21. In the event that a pet owner becomes unable to care for the pet, Management will contact the person(s) who have indicated that they will assume responsibility for the pet and request that they care for the pet. If they are unable or unwilling to do so, the pet will be placed in an animal shelter.

