

THE VILLAGE AT MANVILLE

PET POLICY

The Village at Manville is a pet friendly community! Management may authorize no more than two “common household pets” per apartment home.

“Common Household Pet” means a domesticated animal such as a dog, cat, bird, or fish that is traditionally kept in the home. Common household pet does not include a member of the reptile or rodent family and these animals are not allowed on premise at any time.

Dogs and Cats must be spayed or neutered prior to being allowed into the property. Pets must be licensed and tagged if required by local ordinance. Management recommends dog owners attain renters’ insurance for protection against liability and provide the certificate of insurance to management annually.

Breed Restrictions:

The following breeds are not allowed: Pit Bulls, Bull Terriers, American Staffordshire Terriers, Rottweilers, German Shepherds, Dobermans, Chows, Presa Canarios, Akitas, Wolf Hybrids, or any similar breeds/mixtures thereof.

Size:

The pet should be restricted to 70 pounds.

Registration of Pet:

The pet owner must register the pet with the Site Manager before it is brought onto the property, and must update the registration once a year, at tenant re-certification time.

Registration requirements include the following:

1. A certification signed by a licensed veterinarian stating the pet has received all inoculations required by applicable state and local law, and that a stool examination has been performed and indicates negative parasites, and the pet is spayed or neutered.
2. Proof of proper licensing with the City.
3. Information sufficient to identify the pet (a photograph) and to demonstrate that it is a common household pet.
4. The name, address and phone number of two responsible parties who will care for the pet. Only one of the two required parties may be a resident at the apartment community.

Pet Description:

The pet owner will provide management with the details about each authorized pet including the pet: type, name, age, breed, weight, color; the city license number; veterinarian records including verification of neutering; and a picture of the pet(s).

Sanitary Standards:

1. The property will designate areas on the premises for pet exercise. Pet owners shall not allow their pets to use any non-designated areas.
2. Pet owners will be required to remove pet waste and place in a plastic bag and properly dispose of all waste in containers provided by the property.
3. Waste in litter boxes shall be separated, placed in plastic bags, and properly disposed of in a waste

- container.
4. Failure to separate pet waste or remove pet waste as outlined above shall constitute a lease violation.
 5. Any resident caught not picking up their pet waste will be charged a \$5 fee for the first incident, \$5 fee for the second incident, and a third incident may result in removal of the pet.

Pet Restraint:

All pets must be always on a 6' or shorter leash and under the control of a responsible individual while on the property outside your apartment.

1. The pet shall be prohibited from indoor common areas except for passing through to exit the building.
2. The pet owner is responsible to ensure the pet does not damage the apartment or the common areas throughout the community. Any damage found to be incurred by the pet will be the responsibility of the tenant to reimburse the owner for the cost to repair the damage immediately upon being notified.
3. Pets shall not be tied to any fixed object outside the apartment or left unattended in any areas outside of the apartment including patio areas, walkways, stairs, stairwells, parking lots, trees, shrubs, grassy areas, or any other part of the development. Pets shall not be allowed to run free outside the apartment.
4. Pet food and water may not be left outside a dwelling unit at any time.
5. The pet owner may not leave a pet unattended in their apartment for more than ten (10) consecutive hours.
6. Tenant is responsible for control of noise and odor caused by a pet.

Tenant Financial Obligations:

The total monthly pet fee is due and payable in advance on or before the first of each month, without demand, at the on-site manager's office. The pet fee is based on the size of the pet at maturity. The fee for pets 35 pounds or less is 35.00 (per pet/per month) and pets that weigh over 35 pounds \$50 (per pet/per month)

Additional charges for damages caused by the pet will be levied against the pet owner as necessary.

Pets Temporarily on the Premises:

Visiting pets are not permitted and are considered a breach of lease. At no time is "pet sitting" allowed.

Pet Rule Violation Procedures:

1. If the manager determines based on objective facts, that a pet owner has violated a rule governing the owning or keeping of pets, the manager may serve a written notice of pet rules violation as follows:
 - a. A violation notice including a brief statement of the factual basis for the determination and the pet rule or rules alleged to have been violated will be sent to the tenant. This may require an apartment inspection being scheduled to determine if violation is remedied.
 - b. The pet owner's failure to correct the violation, may result in requiring the pet to be removed from the property or the processing of termination of tenancy of the pet owner.

2. **Emergencies.** The local authority authorized to remove a pet that becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole, shall remove the pet and take such action with respect to the pet as may be permissible under state law. This policy will permit the manager to contact the local authority and enter the apartment without notification to remove the pet or take such other permissible action immediately if an emergency situation is present. The cost of the animal care facility shall be paid by the pet owner.

Nothing in this statement prohibits a property owner/agent or an appropriate community authority from requiring the removal of any pet from a property if a pet's conduct or condition is dully determined to constitute, under the provisions of state or local law, a nuisance or threat to the health or safety of other occupants of the apartment community.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Authorized Agent for Owner

Date