

## **PET POLICY FOR PROPERTY**

### **(No Dogs Allowed Policy)**

Aeon requires all households wishing to bring pets into its buildings to read, understand and abide by the rules outlined in this Pet Policy.

These policies take into account the needs of management, pet owning residents and non-pet owning residents, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all in our community living situation by fostering an attitude of respect, cooperation and consideration.

1. Pet owners must register their pets with Management **before** the pet is brought on premises and must update the registration annually.
2. Pets must be at least one year of age.
3. Pets need to be inoculated in accordance with state and local law. Vaccinations must be updated annually, with documentation submitted to Management.
4. Pet owners shall provide the name and phone number(s) of a pet caretaker who will assume responsibility for the care of their pets should the owner be unable to, as well as the name and address of the veterinarian responsible for the pet's health care. This information will be updated annually.
5. Acceptable pets include cats, and any animal that can fit in up to a 25 gallon fish tank or terrarium. Birds, ferrets, rabbits and poisonous animals are prohibited. Requests to keep pets of any other type must be presented to Management in writing and will be accepted or denied at Management's discretion.
6. No more than two (2) pets may reside in one home. Pet rent is \$20/month per animal.
7. Each resident who wishes to have a pet must pay a pet deposit when the pet is brought into the unit. Deposit amounts are \$150 for the first pet plus \$100 for the second pet. Other charges may be requested by Management upon move-out.
8. All cats must wear identification tags that include the pet's name, owner's name, owner's address and telephone number.
9. Cats must be neutered or spayed.
10. All pets must be housebroken or litter trained.
11. Pet owners must immediately pick up and dispose of all pet waste deposited on the building's streets or grounds if a designated area is identified. Residents who fail to pick up pet waste will be assessed a \$100 fee for the first incident. Subsequent incidences may result in additional fees and/or termination of tenancy.
12. Owners who have animals who use litter must place soiled litter in tied, double plastic bags and disposed of it in the garbage container.
13. All pets are restricted from entering any garden areas, playgrounds, courtyards, or fenced landscaping for any reason.
14. Residents are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas.
15. Pets are to be leashed, and in the custody of a responsible party who can physically control the pet, whenever they are outside the Resident's apartment.
16. Pets shall not be allowed in any common area (including but not necessarily limited to lobbies, community rooms, halls, laundry rooms) of the building, except to enter or exit the building.
17. Animals may be attended to in the pet owner's apartment by other individuals only when prior written approval has been given by the owner/agent. The owner/agent will not accept responsibility for providing access to the apartment for this purpose.
18. Animals found unattended in excess of the 24-hour period will be removed from the premises to either the documented alternative guardian (number 4 above) listed in the animal's registration or, at the owner's expense, a local boarding facility if the alternative guardian cannot assume immediate responsibility for the animal. If neither is available, the animal will be placed in the care of a local animal control organization.

19. Animals are not permitted to be “penned” or “caged” on balconies or patios (if applicable) during the night or while the resident is away from the apartment. No screening, fencing, etc., may be added to any balcony/patio area or to the property grounds. Animals may not be leashed or tied to any interior or exterior building fixture at any time.
20. Pets shall be properly licensed in accordance with applicable state and city ordinances, with evidence of licensing provided to Management.
21. If the pet interferes with the rights of other residents, staff or other animals through excessive noise, smell, property/possession destruction, or shows aggression towards other residents, staff, other animals or guests of the property, or if management revokes consent, the owner will arrange board for the pet(s) for the remainder of the lease term, at resident’s expense.
  - A. Residents are responsible for all damages or injuries caused by their pets.
  - B. The property owners, management or their agents are not liable for any injury, damage or injuries caused by the resident’s pet. Residents with a pet are strongly encouraged to get renter’s liability insurance.
22. Pets shall be temporarily removed from the housing for purposes to include, but not necessarily limited to, delivery of maintenance repair services, extermination and preventive maintenance/housekeeping inspection, as requested by Management.
23. This Pet Policy shall be incorporated as part of the resident’s lease.