

Barber Knolls Community

pet policy

Requirements and restrictions governing pets:

We reserve the right to limit the type and number of animals per apartment. Inquire about specific breeds that are prohibited.

limitations:

townhouses: dogs limited to no more than 20 pounds when full grown
 twinplexes: dogs limited to no more than 35 pounds when full grown
 prohibited breeds include but not limited to: pitbull, beagle, Shar-Pei, Manchester Terrier, bull terrier, Lhasa Apso

All pets must be registered annually as required by local laws and must:

- a. wear current license tags as required by local ordinance.
- b. wear identification tags having owner's name, address and phone number.
- c. provide proof of all current inoculations and file photo.
- d. be spayed if female over six months or neutered if male over eight months of age.

Pet owners are responsible for damages to the premises or to property of other tenants. Damages shall be payable by the pet owner and not deducted from the monthly pet fee. Determination of such liability shall be made solely by management.

Incidents in which an owner loses control of any pet resulting in harm to another animal/tenant/guest shall require removal of the animal from premises within 24 hours. Failure to comply is cause for possible eviction.

Pets must be on a leash *and* accompanied by a responsible person when outside the apartment. Leashes may not be attached to trees, downspouts, or any part of a building. Pet leashes left outside in a manner that could get caught in the mower or attached to trees or buildings will be permanently removed.

Pets must be exercised in close proximity to the pet owner's apartment.

All animal waste must be picked up immediately, contained in a bag, and deposited in an appropriate receptacle. Litter boxes are required for cats. Paper-training of dogs is prohibited. All dog waste must be contained out of doors. A fee of \$50 is assessed each time our staff cleans up after your pet.

Pets must not cause objectionable noise or odor. "Excessive" noise is defined as longer in duration than 10 minutes, or five minutes of continuous barking more than three times a day.

Dogs may not be left unattended overnight.

Guests may *not* bring pets into the community.

Pet sitting is prohibited in the Barber Knolls community.

Violations of the pet policy are enforced with letters of warning. Pet owners receiving a third warning within a 12 month period may be subject to loss of pet policy privileges or eviction from the premises. Records of violations are retained in the tenant's file.

A fee of \$50 per month is charged in addition to rent as part of the Barber Knolls pet policy.

pet owner/date

pet owner/date

agent for Barber Knolls Development Corp.

type of pet (cat or dog)

breed of pet

name of pet