



THE LANDINGS

ON CEDAR CROSS

Pet Policy

Statement of Values

Management encourages tenants to value and enjoy the apartments as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants and the property owner(s). By fostering an attitude of mutual respect and cooperation, or common interest in a safe, pleasant and well-maintained building is best achieved.

In keeping with this philosophy and after carefully considering all the interests involved, we have decided to adopt a limited pet policy (no more than 1 pet per unit) that will allow tenants committed to responsible pet ownership to have pets. In reaching this decision we have taken into account the important contributions that pets can make in the lives of people who value and appreciate animals. We have also considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designated to protect both pet owners and non-pet owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of the pet policy.

A. Screening/Registration

Pet owners must complete a Pet Application and Registration Form before occupying the apartment. Please provide a current photograph of your pet; if you are unable to get a photograph, one must be taken by Management. Up to date vet records are required at this point as well showing up to date vaccinations, spay/neuter status, breed, and current weight of the pet.

B. Pet Policy

You must pay an additional privilege of **\$75.00 per month** that is due on the 1st of each month with the rental payment for your animal with the exception of fish.

- Permission to keep a pet is granted at Management's sole discretion and is subject to the tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a pet will first obtain Management's approval and sign a pet agreement.
- Only household pets are allowed. Household pets are considered to be cats, smaller dogs, caged birds and fish. Management does not allow any rodents, snakes, ferrets, lizards or other exotic animals. No tenant will be allowed to keep more than one (1) pet. Prohibited breeds include: Akita, Chow Chow, Doberman, Husky, Malamute, Presa Canario, Rottweiler, Pit Bull, German Shepherd, and any breed which is of wolf hybrid, such as WolfHound, etc. Weight restrictions include: animals which are either 35 lbs or under, and fish tanks of 25 gallons or less.
- In making a decision on whether to approve a tenant's request to keep a dog,

Management will take into account the dog's temperament and the arrangement the tenant has made for training and exercising the dog.

- Pets shall not be kept, bred or used for any commercial purpose. All cats/dogs must be spayed or neutered, unless a veterinarian certifies that health problems prevent the animal from being spayed or neutered. All cats must be front declawed unless a veterinarian certifies that health problems prevent the animal from being declawed. All pets must receive proper veterinary care, including all appropriate inoculations; must be well-groomed; and must be given a healthy diet and exercised according to their needs.
- **Dogs must be on a leash at all times. No exceptions.**

All pets must also be maintained in accordance with applicable state and local laws.

- Pets must wear identification tags at all times. Cats and dogs must be licensed.
- Pets must be confined to the pet owner's apartment, they must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by leash or placed in an animal carrier.
- No pets are to be left alone in a tenant's apartment for a period longer than which is appropriate in light of the individual pet's needs. While this period may vary depending on the pet in question, property owner/manager and tenants understand that, in general, dogs should not be left alone for more than nine (9) hours, and other pets for more than 24 hours, on a regular basis. When Management has reason including but not limited to any animal creating a disturbance, or any other emergency situation appears to exist with respect to that pet, Management will attempt to contact the tenant to remedy the situation. If Management is unable to contact the tenant within a reasonable period, Management may enter a tenant's apartment and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be paid by the tenant or from the tenant's deposit.
- Persons who walk pets are responsible for **immediately** cleaning up after their animals and discarding **securely bagged** pet droppings in the dumpster. If you are reported for not picking up your pet waste and it becomes necessary for our staff to pick up after your pet, Tenant will be assessed a clean up fee. If the problem continues you will be asked to remove your pet from the premises. Cat litter must be placed in tied plastic bags and **may not be disposed of in toilets.**
- Pet owners are responsible for any damage to common areas caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
- Food will not be left outside where it may attract other animals. Feeding or caring for stray animals is prohibited. Injured or stray animals should be reported to the local animal control authority for pick-up.
- No pets shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance-type behavior for the purposes of this paragraph are:
 - Personal injury or property damage caused by unruly behavior.
 - Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for one-half hour or more, disturbing any person at any time of day or night.
 - Pets in common areas that are not under the complete control of a responsible human companion and on a short hand-held leash or in a pet carrier.
 - Pets that relieve themselves on walls or floors of the common areas (indoor or outdoor).

- Pets that exhibit aggressive or vicious behavior.
- Pets that are conspicuously unclean or parasite-infested.
- VISITING PETS ARE NOT ALLOWED.
- **Tenants are responsible for their pets and must immediately pay for all damages or injuries caused by their pets.**

In addition, each tenant who wishes to keep a pet must pay a **\$500.00 pet deposit** upon signing this pet policy. If the cost of repairing any damages caused by the pet exceeds the pet deposit, Management may use funds from the tenant's regular security deposit to cover the excess. If Management uses all, or any portion of, the tenant's security deposit to cover any pet-related damages or expenses incurred by Management during the tenant's tenancy, the tenant must immediately restore the tenant security deposit to its full amount.

- There will be a cleaning charge upon vacating the unit.

C. Enforcement

Any tenant observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not satisfied voluntarily, it must be put in writing, signed, and presented to Management at 7629 Commerce Park, Dubuque IA 52002. If Management is in agreement with such a complaint, the pet owner will receive a written notice of the violation.

If upon **two** violation(s) the problem is still unresolved, Management may require the permanent removal of any pet, if such pet is determined by Management to be out of compliance with the pet policy, a nuisance, or a danger to the complex and its tenants.

If so determined, the pet owner will have 3 days to remove the pet from the premises. Tenants will be responsible for repairs and/or replacement costs caused by their pet.

I have read and understand the above pet policy.

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Landlord/Manager

Date