

## ATTACHMENT #1 COMMUNITY RULES AND POLICIES

**ANIMALS:** Animals (as that term is defined below) are only permitted if Management consents to the Animal. Any Animal in the Apartment Community is subject to this **Animals** policy and will require the Resident to sign an **Animal License Agreement**, which Animal License Agreement becomes part of Resident's Lease. Following are the Apartment Community's Animal policies and requirements for a Resident to keep an Animal in the Apartment:

1. "Animal" shall mean cats and dogs. No other type of animal, including but not limited to birds, snakes, rodents, reptiles or insects (excluding fish, as set forth below) are allowed.
2. No more than a total of two Animals will be permitted per Apartment; provided, however, that the aggregate weight of Animals per Apartment shall not exceed eighty (80) pounds without prior written approval of Management, which may be withheld for any reason or no reason. Cats must be litter box trained. Dogs must be housebroken. Animals must be neutered or spayed prior to reaching the age of seven (7) months and must have all required vaccinations, including rabies. A veterinarian's certificate of verification of spaying or neutering, age, weight, breed, and required vaccinations is required as part of Management's approval of Resident's request for any Animal. Updates on required vaccinations and other appropriate veterinary care must be provided to Management upon request.
3. Management reserves the right to screen any request for ownership of an Animal and to reject any Animal that has any history of aggressive or nuisance behavior, including full or mixed breed dogs that are breeds known for aggressive behaviors. The following breed or breed mixes may be subject to rejection or further screening:  
  
Akita, Alaskan Malamute, Bulldogs (with the exception of French Bulldogs), Chows, Dalmatian, Doberman Pinscher, Dogo Argentino, German Shepherd, Great Danes, Husky, Pit Bull or Mastiffs, Presa Canario, Rottweiler, St. Bernard, Staffordshire Bull Terrier, Wolf hybrid, and mixed breeds including any of the above breeds. Management may further limit or prohibit large dogs or certain breeds.
4. Fish – Fish are allowed in tanks or aquariums not exceeding 20 gallons in capacity. Poisonous or dangerous fish are not permitted.
5. Any violation of this Animals policy gives Landlord the same rights and remedies provided in the Resident's Lease. Landlord, in its discretion, may issue a warning or notice to Resident of breach of the policy; may give Resident a notice that the Resident's Animal License Agreement has been revoked and require Resident to provide proof that the Animal or fish has been removed from the household; or give Resident a notice of Lease termination or eviction. Notwithstanding the forgoing, a notice from any police department or municipal authority that the Resident's Animal has been designated a potentially dangerous animal, or any other complaint or report that Resident's Animal has bitten or attacked any person or animal, has become threatening, vicious or aggressive, or has displayed symptoms of an illness or behavior so as to constitute a nuisance or threat to the health or safety of the Apartment Community, will be grounds for Landlord to demand that the Animal be removed at once.
6. **Visiting animals are not permitted without prior written approval of Management, given in advance; "animal/pet-sitting" is not permitted.**