

Chandler Woods Townhomes

Pet Policy

Owner _____

Home Phone _____

Mobile Phone _____

Work Phone _____

PET INFORMATION:

Pet's Name	Type/Breed	Color	Age	Sex

EMERGENCY CONTACT INFORMATION (Veterinarian or emergency caretaker)

Veterinarian/Caretaker _____

Phone _____

Address _____

PERMISSIBLE PETS

Pets may include **Dogs and Cats (Category 1)**, and **other Small Caged Animals** such as birds, guinea pigs, hamsters, gerbils, ferrets, mice, and rats (**Category 2**). Limit of two from category 1 and two from category 2 per household.

**The TOTAL number of cats and dogs per household cannot exceed two (e.g. two cats, two dogs, or a cat and a dog).
The TOTAL number of small caged animals per household cannot exceed two.**

RESTRICTIONS

Pets shall not be kept, bred, or used for any commercial purpose.

Pets must be confined to the owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios, balconies or in any common areas, interior or exterior. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.

Persons who walk pets are responsible for immediately cleaning up after their animals and discarding **securely bagged** pet droppings in the trash.

Owner/Occupants are responsible for any damage caused by their pets. A fee may be imposed for damage to common areas.

No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior include but are not limited to the following:

- a. Pets whose unruly behavior causes personal injury or property damage.
- b. Pets who make noise continuously and/or incessantly for a period of 30 minutes or intermittently for 1 hour or more on a regular basis to the disturbance of any person at any time of day or night.
- c. Pets in common areas who are not under the complete control of a responsible human companion and on a handheld leash or in a pet carrier.
- d. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
- e. Pets who are conspicuously unclean or parasite infested.

Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the units and the common areas by individuals with disabilities.

Owner/Occupants are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without prior written permission of the Board of Directors.

Owner/Occupants shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pet(s).

ENFORCEMENT

Any resident observing an infraction of this policy shall notify Property Management. If the deemed necessary, the Owner/Occupants will receive written notice of the violation(s).

The Board of Directors may require the permanent removal of any pet, if such pet is determined by the Board to be a nuisance or a danger to the community and its residents.

If so determined, the Board will notify the Owner/Occupant to remove the pet from the premises within 30 days. The Board also has the authority to assess and collect fines for violations of this Pet Policy and to assess and collect amounts necessary to repair or replace damaged areas or objects.

ACCEPTANCE OF PET POLICY

By signing below, I acknowledge that I have received and reviewed a copy of the Rules and Regulations and assume responsibility to comply, as well as, assurance of guest compliance.

Printed Name

Signature of Owner

Date