

## Animal Policy

All animals must be registered with the Leasing Office prior to bringing the animal to the community or the apartment. This includes animals that may or may not require a deposit. Any non-registered animal will result in a \$300 illegal animal fine (per animal, per occurrence). The fine will not be applied to any registrations fees or deposits. The fine is a non-refundable fee and no portion of the fee will be returned to the resident(s) after the apartment has been vacated regardless of the condition of the apartment.

All animals must be registered and approved and appropriate animal rent and deposits and/or fees will be charged when applicable. Please contact the Leasing Office for this information. Any refundable deposits paid will not be used for repairs exceeding normal wear and tear until all Residents vacate the apartment and a vacating inspection has been performed.

All Residents who have signed the Lease Contract and the Animal Addendum will be jointly and severally liable for any and all damages caused by the animal. This includes damage to another person's property or injury to another person, as well as, damage to the premises. Residents are responsible for the animal's actions at all times.

The following rules were established to ensure animals do not prevent any resident from enjoying the comforts of their apartment home and community. Failure to follow these regulations may result in Management revoking the Resident's right to have an animal on the premises and/or fines.

- a. A maximum of 3 animals are allowed in the apartment. Of the 3 animals allowed, no more than 2 dogs are allowed.
- b. Only the following animals are allowed on the premises; Dogs, cats, fish, pet mice, hermit crabs, gerbils, Guinea pigs, birds, ferrets, rabbits. Animal deposits and/or fees are required for dogs and cats. Dogs and cats must be housebroken prior to bringing them to the apartment. With the exception of dogs and cats, all other animals must be caged at all times.
- c. Dangerous, harmful or poisonous animals will not be allowed.
- d. Guest animals must be registered prior to bringing them to the community. Rent, deposits and/or fees may be required. Illegal animal fines will apply.
- e. The following communities have animal weight limits; Honeywood, Foxridge and Walden Pond have a weight limit of 40 pounds (combined weight of all animals) that may live on upper levels and 60 pounds (combined weight of all animals) on the ground level. Due to the weight limits, animal registration will include veterinary verification of each animal's weight. Management reserves the right to verify the information provided. Residents are required to bring dogs to the Leasing Center so that we may take a photo for your resident file.
- f. All other HHHunt communities do not have a weight limit, however, animals weighing over 100 pounds may be required to live on the ground level. A picture of all dogs and cats are required for the resident file.
- g. Animals may not be left in the apartment unattended for a period of time that is considered inhumane to the animal. Animals are not to be left on the patio, balcony, or in common areas of the building unattended.
- h. Dogs are only allowed to defecate or urinate in areas away from the apartment premises. **THE RESIDENT IS RESPONSIBLE FOR CLEANING UP ANIMAL WASTE. FAILURE TO DO SO WILL RESULT**

IN A \$75 PENALTY. This will be charged to the resident's account and will be required to be paid in 30 days.

- i. Any damage to shrubbery or landscaped areas will be the sole responsibility of the resident.
- j. DOGS MUST BE KEPT ON A LEASH AT ALL TIMES, with the exception of fenced in Bark Parks.
- k. Cats must be spayed or neutered. Outdoor cats are prohibited. Cat urine is extremely difficult to remove from carpets, walls and other porous materials inside the premises. All cats must utilize a litter box, preferably with a "hood" to protect the walls and baseboards from the damage associated with cat urine.
- l. If, in the opinion of management (based on reasonable complaints), the animal becomes a nuisance or exhibits aggressive behavior, the animal must be removed immediately upon receipt of written request or legal action will be initiated.
- m. Management reserves the right to restrict fish tanks to a maximum weight of 20 gallons on upper levels and no more than 50 gallons on the ground level. If approved by management, residents with fish tanks exceeding 50 gallons must list HHHunt as additionally insured on their renter's insurance policy. A deposit may be required for fish tanks over 50 gallons.
- n. No animals other than service animals will be allowed into the following areas; swimming pool areas (due to health codes, no animal is allowed to swim in the pool), laundry rooms, clubrooms, recreational facilities, or other common indoor areas.
- o. It is the resident's responsibility to secure pets in the apartment home during apartment home service. This will allow our Service Technicians to promptly and efficiently provide necessary service in your apartment home. This is also for your animal's safety. Residents may be charged for additional service time and/or damage resulting from delay of service due to unsecured animal(s).
- p. Management may add additional rules at any time and agrees to notify Resident(s) in writing. Additional rules at specific HHHunt communities may apply and will be listed in a separate addendum and/or lease contract.