



## Animal Policy and Breed Restriction Agreement

**Division:** Suburban Homes, Inc.  
**Department:** Leasing and Management

**Issue Date:** 02/17/2017  
**Revision Date:** 01/22/2021

### Policy-----

An animal addendum must be completed by all lease holders whether a pet will be residing in an apartment home or not. If a pet will not reside in an apartment home, lease holders must fill out "none at this time" as the pet name on the animal addendum. Should the lease holders want to add a pet any time after move-in they will be required to complete the pet adding procedures prior to the pet moving in.

The standard pet allowance for The Ridge at Headwaters is:

- A maximum of 2 pets per apartment home
- NO aggressive dog breeds will be accepted (see list below)
- Must not exceed weight limit (75 lbs. 1<sup>st</sup> floor, 50 lbs. 2<sup>nd</sup> and 3<sup>rd</sup> floor)
- Only cats and dogs are accepted as pets
- A pet profile and animal addendum must be completed
- Proof of rabies vaccination and breed type must be submitted

**ANIMALS (PETS):** Acceptable animals include domestic cats and dogs (specific breeds are not permitted - see below). The following breeds of dogs (or any mix of the following breeds) are not permitted: Pit bulls, (this includes American Staffordshire Terriers and Staffordshire Bull Terriers), Rottweilers, Alaskan Malamutes, German Shepherds, Doberman Pinschers, Chow Chows, Dalmatians, Great Danes, St. Bernards, Wolf Hybrids and Akitas. When and if an approved animal is permitted on property, additional fees are required. Additional requirements may be imposed. Refer to The Ridge at Headwaters Screening Policies/Guidelines for fees and weight limits.

### Unauthorized Pets -----

A pet inventory will be conducted by a maintenance staff member during preventative maintenance, property inspections or service work orders:

- If an unauthorized pet is discovered by maintenance, they must record the unit number and notify the Community Manager immediately. **Maintenance is not required to mention anything to the resident about their unauthorized pet.**
- Once the Community Manager is notified of an unauthorized pet, a violation shall be sent immediately, notifying the resident that he/she is in violation of the terms of their lease. Unauthorized animal fees will be charged per the lease contact. Fees will subside once management receives proof and or inspects the apartment in verification that the animal has been removed.

- If the discovered pet does NOT meet all requirements, the resident will be informed that the pet does not conform to pet regulations and must be removed from the community **within 72 hrs.** If the pet is a direct threat to the community, it must be removed immediately. Failure to do so will result in eviction.
- **If the pet DOES meet all requirements, residents will be required to complete the procedure for adding the pet within 24 hours.**

**Service/Support Animals-----**

Policies and procedures must still be met when adding a service/support animal (except for fees and restrictions). Lease holders are still required to follow the animal addendum and lease contact rules. Additionally, their physician must verify the need for such animals by signing the TAA Letter Regarding Assistance Or Service Animals that will be faxed/ emailed to them. The lease holders must also sign the TAA Assistance Or Service Animal Amendment To Animal Addendum. **Paperwork must be collected and verified prior to resident(s) moving in.**

**Related Policies-----**

- Management is not responsible for unsecured pets that escape the apartment home
- Violations for not picking up after pet will result in a \$50 fine
- Pets must always remain on a leash (except in the dog park)

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's Representative \_\_\_\_\_ Date \_\_\_\_\_