

# Resident Services, Inc. Pet Policy

Revised 1/23/2020

Your pet is an important part of your family, and we want you to value and enjoy your apartment home as though you own it. In keeping with this philosophy, we have adopted a limited pet policy that takes into account the important contributions pets make to the lives of responsible people who value and appreciate animals. At the same time, we recognize there are people who wish to avoid contact with pets and other animals. Our pet policy is designed to protect both pet owners and non-pet owners and ensure that the animals themselves receive responsible care.



## General Pet Policies

Allowed pets, per apartment:

- **Dogs are not permitted at Highland Terrace**
- 1 dog, adult weight not to exceed 35 lbs.
- Or 2 cats.
- Or 1 dog not exceeding 35 lbs. and 1 cat.
- Or 2 dogs with a combined weight not to exceed 35 lbs.
- Dogs must be at least 1 year old (veterinarian verification required).
- All pets must be neutered / spayed (veterinarian verification required).
- Permission to keep a pet is granted at management's sole discretion.
- Management may restrict pets to specific apartments.
- Management reserves the right to modify its pet policy and pet lease terms upon renewal.
- Management may restrict certain breeds.
- Requests to keep pets of any other species will be approved at management's sole discretion.
- Before acquiring a pet, resident must first obtain management approval and sign a pet lease.
- Resident agrees to pay a monthly non-refundable pet fee. Contact leasing office for details.
- Only the pets described and named in the pet lease are permitted. No additional or different pet is authorized.
- Unauthorized pets may not be kept in the apartments, even temporarily. Visiting pets are subject to the same restrictions as resident pets.
- All pets are to be licensed and vaccinated in accordance with local ordinances.
- Resident warrants the pet to be housebroken with no history or tendency of causing physical harm to persons or property. Residents are responsible for ensuring that their pets do not disturb or annoy other residents, guests or neighbors.
- The pet fee does not apply to the cost of repairs or restoration.
- Larger dogs negotiable at duplex homes only.

**Notwithstanding any other provision, people with disabilities may keep service/companion animals in accordance with the Americans With Disabilities Act. Nothing herein shall hinder full access to the apartments and common areas by persons with disabilities.**

