

Canterbury Woods

PET POLICY

At the time a resident moves to Canterbury Woods, the resident may keep a pet as described below. The resident agrees to be responsible for the actions of the pet at all times and to abide by these rules. Each resident in the unit who has signed the Care and Residence Agreement shall adhere to this policy during their occupancy of the apartment. A maximum number of cats and/or dogs shall not exceed 15% of Canterbury Woods' total number of apartments and cottages.

Dog: Maximum of one dog, housebroken, and at least one year of age. Recommend size is 30 pound maximum. Dogs must be neutered or spayed, well behaved/not aggressive or bark excessively

Cat: Maximum of one cat, litter box trained, and at least one year in age. Must be neutered or spayed. Cats are allowed in any ground floor apartment. Consideration may be given on a case-by-case basis to allow an "indoor only" cat on the second floor of any building.

Bird: Maximum of two, caged. Birds must be parakeet/canary type only. No exotics: cockatiels, parrots, (squawkers), etc.

Fish: Maximum aquarium size of 10 gallons.

NO OTHER PETS ARE PERMITTED.

and

THE FEEDING OF ANIMALS OTHER THAN RESIDENT PETS IS STRICTLY PROHIBITED.

(This includes leaving out birdseed, food/water for deer, etc.)

The resident is responsible to maintain any required licenses along with the health of the animal. All required vaccinations must be kept current.

Pet owners shall insure that their pet will not disturb the rights, comforts or conveniences of other residents whether the pet is inside or outside of the resident's unit. Dogs shall be on a leash or carried in pet carriers at all times in public areas. Animals may not sit on any public area furniture (indoor or outdoor) however; they may be tethered to outside furniture while owner is dining.

All animal waste or litter material shall be disposed of in sealed plastic bags and placed in the garbage can in the designated place. Such materials shall not be dumped into the toilet.

Pet owners shall maintain their apartment in a clean, odor-free and sanitary manner at all times. It is the owner's responsibility to keep all pets free of fleas.

The resident shall be responsible to pay for all extra expenses incurred by Canterbury Woods due to their pet. This is up to and including cleaning, flea eradication and repair of damages to the unit or public spaces. Canterbury Woods will make the necessary corrections and bill the resident or their estate.

Residents shall be strictly liable for the entire amount of any injury to the persons or property of others caused by their pet. Resident shall hold Canterbury Woods harmless from and against all liability and expenses including without limitation the costs of litigation and attorney's fees resulting from any such injuries.

In case of an emergency or absence from the apartment for longer than 24 hours, the person named below shall provide care for the pet.

Any pet left unattended for 24 hours or more and whose health or daily needs is jeopardized by inability to care for the animal, neglect, or mistreatment shall be turned over to the local animal shelter. Such circumstances shall be deemed an emergency for the purposes of Canterbury Woods' right to enter the apartment to allow animal shelter personnel to remove the pet from the premises. Canterbury Woods accepts no responsibility for any pet so removed.

Upon the death of a pet, it may be replaced by a pet of a similar type, subject to administrative approval, prior to their arrival on premises.

Canterbury Woods may at any time make reasonable changes and additions to the pet policy so long as the modifications are in writing and distributed to all residents who have pets.

Any resident who violates this resident policy and who has received three written notices describing such violation from Canterbury Woods may be required, after a private conference, to remove the pet from the premises permanently.

Visitors with pets and friendly visitors in the Medical Center are required to follow the same guidelines with regard to safety, respect, and sanitation.

My signature below acknowledges that I have read and agree to keep in compliance with the above policy.

Resident Date

Resident Date

I have designated the following person who agrees to provide emergency care to my pet in the event I am unable to do so:

Name _____

Telephone Number _____

DESCRIPTION OF PET (S)

Type of Pet: (circle one) Fish Bird Cat Dog Breed _____

Name of Pet _____

Color _____ Age _____ Weight _____

Neutered Spayed (circle one)

Size of Aquarium _____ Number of birds _____ cages _____