

PET POLICY

AT GWYNEDD ESTATES

POLICY:

To strive to ensure the safety and security of a resident's pet while respecting the rights of other residents, pet owners, and community staff.

PROCEDURE:

- 1. The following animals will be considered as pets: cats, dogs, birds, and fish. No other animals will be permitted.**
- 2. Residents may have a choice of two (2) cats, one dog to a weight limit of sixty (60) pounds at age two, two (2) birds, or a fish tank up to forty (40) gallons per apartment.**
- 3. All dogs and cats are subject to vaccination for rabies and distemper according to county and township regulations.**
- 4. No pets shall be kept, bred or maintained for any commercial purposes.**
- 5. Resident is responsible for keeping apartment free from fleas, pests and odors caused by their animal and must pay the cost for any pest control and carpet damage.**
- 6. Resident is responsible for making suitable provisions for pets during absences from apartment in case of illness, or management will kennel pet at owner's expense.**
- 7. Resident is responsible for grooming of pets and if unable, management will make arrangements with a pet groomer at owner's expense.**
- 8. No animals are allowed anywhere in the common areas, including the lobby, activity areas, dining room, and auditorium. The only exception would be a certified therapy dog or service animal (see below for information on service animals).**

9. **Animals must be on a leash at all times when not in the apartment.**
10. **Animals are not permitted (allowed) to be tied up outside of apartments. Electronic fences are not permitted outside of apartments.**
11. **Residents are to walk animals in the grass at ends of parking area, on side of perimeter road farthest from the building, or at designated pet-walk areas. Pet droppings must be removed in sealed plastic bags immediately by the owner.**
12. **Barking, scratching, or destruction of estates' or other residents' property will be considered to be a nuisance and handled in accordance with the terms of the resident contract. "Nuisance" would also be defined as infringement by an animal on another residents' living area, including but not limited to, automobile, patio, or another pet.**
13. **At the discretion of the executive director, pet control information may be tracked (sample form attached).**

Service Animal

The American with Disabilities Act (ADA) defines a service animal as any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability.

1. **In addition to the above noted procedure service animals must also abide by the following:**
 - a. **Obey the resident's commands without hesitation and not be distracted by outside influences, noise or other animals and people when walking in public.**
 - b. **Walk beside the resident. The animal's attention should not be diverted nor should the animal want to investigate other areas of the building.**
 - c. **Exit with the resident when the resident is exiting a vehicle or public mode of transportation or wait for the resident to give a signal to exit.**

- d. **Not be distracted by other people and try to get to them. Most people realize it is improper to pet a therapy or service animal. The animal should not want attention from other persons surrounding the resident.**
 - e. **Be comfortable on the floor or under the table in the dining room, café, or other common dining area. The animal shall not be fed food from the table.**
 - f. **Be on a leash at all times. If for some reason the resident drops the leash the animal should stop and wait for the resident to regain control.**
 - g. **Look to the resident for guidance if someone (adult or child) approaches the animal to pet them. The animal should allow petting by others without any aggressive behavior.**
 - h. **Be certified, if available, for public access.**
 - i. **Be clean, well groomed without an offensive odor.**
2. **Residents with service animals must obey local leash and vaccine laws and have their animals under control at all times.**
 3. **A service animal may be excluded from the community, when:**
 - a. **The animal is out of control and the animal's owner does not take effective action to control it.**
 - b. **The animal's behavior poses a direct threat to the health and safety of others. For example any service animal that displays vicious behavior towards other residents, staff or visitors.**

Resident Pet Policy signature page:

I have read, understand and agree to adhere to the aforementioned rules and regulations of the Pet Policy for Gwynedd Estates.

Resident

Date

Executive Director

Date