

The Woodlands Senior Village Pet Policy

Common household pets are permitted in The Woodlands apartments provided that any pet meets the requirements and the owners follow this policy, which is made an attachment to the lease. The pet policy limits the number, size and areas of access for resident's pets. In general, each apartment may contain:

- One four-legged, warm-blooded pet
- Two birds
- A ten-gallon fish tank (number of fish is not limited)

Residents are requested to not feed or house stray animals. The pet policy does not apply to assistive animals. Refer to the Assistance Animal policy available from Management.

Common Household Pet Definition

A common household pet is defined for The Woodlands as a domesticated animal, such as a dog, cat, bird, fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles (except turtles). If this definition conflicts with any applicable state or local law or regulation defining the pets that may be owned or kept in dwelling accommodations, the state or local law or regulation will apply. This definition does not include animals that are used to assist persons with disabilities.

Location of Pets in the Building

Pets are not allowed in public lobbies, dining areas, playgrounds, or other public gathering areas. When dogs or cats are moved through the building, they must be moved from the resident's apartment to the nearest outside exit, avoiding public areas. Pets may not be left tied or unattended on any part of the property.

Sizes

Dogs can weigh no more than 30 pounds and stand no more than 18 inches at the shoulder at the time of maturity. American Kennel Club's standards will determine the height and weight of the breed after maturity. A mixed breed animal that is not fully mature will require a veterinarian's verification that it will not exceed the height and weight restrictions.

Licensure and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

Registration

Every dog and cat must be registered with the manager prior to admission and annually during the resident's lease renewal. Registration of dogs and cats require:

- Proof of licensure
- Proof of up-to-date inoculations
- Verification that the pet has been spayed or neutered (or documentation from a veterinarian that such surgery would be detrimental to the animal's health)
- Evidence of a flea control program
- Verification of a pet guardian in case of pet owner unavailability

Prior to admittance of a pet into the community, residents will be required to complete the information listed on this policy.

Resident may keep only the pet described on this Policy with no substitution or addition of other pets without the prior consent of management. Fish are not covered under this rule.

Pet Deposit

Each dog or cat owner must provide a pet deposit of \$300.00 (or an amount required by state law, whichever is less), in addition to the standard rental security deposit. This deposit will be maintained in a separate account as provided for by state law for the maintenance of security deposits. Upon termination of residence by the pet owner or removal of all dogs or cats from the owner's apartment, all or part of the pet deposit will be refunded minus reasonable expenses directly attributable to the presence of the pet.

Sanitation

Dogs and cats are required to be "house-broken." Cats must be litter-box trained and dogs must be able to eliminate outside the building in designated pet exercise locations. Pet owners are responsible for the immediate clean up of feces of their dog. Resident dog owners must bag and securely tie dog feces and deposit it in outside trash receptacles or other specified location if applicable. Fines may apply if this requirement is not met. Cat owners must change litter frequently. It is not acceptable to drop pet waste down the trash chute. Litter must be placed in a bag, tied securely and dropped in outside trash receptacles or other specified location if applicable.

Noise

Pets that make noise that disrupts other residents are unacceptable.

Pet Behavior

No pet that bites, attacks or demonstrates other aggressive behavior toward humans may be kept on the community. Pet owners shall assume liability for any injury sustained by residents, guests, or staff members that is caused by the owner's pet.

Leashes

Dogs and cats must be effectively restrained and under the control of a responsible individual at all times outside the confines of the pet owner's apartment and while on the community.

Alternate Caretaker

Resident must not leave pet unattended for more than 24 consecutive hours. When applicable, the pet owner must provide the names of at least two people who are willing to assume immediate responsibility for the pet in case of an emergency, such as when the pet owner is absent or unable to adequately maintain the pet. Written verification of the willingness of these people to assume alternate caretaker responsibility is required. It is the responsibility of the pet owner to inform the manager of any change in the names, addresses or telephone numbers of alternate caretakers.

In cases of emergency, when management is unable to reach the alternate caretakers, the pet owner must agree to allow management to enter the unit and place the pet in an appropriate boarding facility for a maximum of 30 days. The pet owner will be responsible for cost of the animal care facility. Within 30 days of such an emergency, the resident, his agent, family or estate must make arrangements with the animal care facility as to the disposition of the pet and will be responsible for all obligations, financial and otherwise, in such disposition.

Sick or Injured Animals

No sick or injured pet will be accepted for occupancy without consultation and written acknowledgment of a veterinarian as to the condition of the pet's ability to live in an apartment situation. Acceptance regardless of documentation and consultation is the prerogative of the manager. Admitted pets that suffer illnesses or injury, must be immediately taken for veterinarian care at the pet owner's expense.

Refusal

Management can refuse to admit a pet for the following reasons:

- The pet is not a common household pet
- Pet does not comply with pet policy
- Pet owner fails to provide complete registration information or fails to annually update the pet registration
- It is reasonably determined based on the pet owner’s habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations

Notices

In the case of a violation of these rules, including management’s refusal to register a pet, management will give the applicant/resident a written notice with an explanation in accordance with HUD requirements.

Pet Information:

Type: _____ Breed: _____ Size: _____ (weight/height)

Vet Info: _____

Guardians: _____

License # _____

Aggressive?: _____ Healthy?: _____ Accepted?: _____

Deposit \$300 Paid Date _____ Check # _____

By signing this agreement, I will comply with the Pet Policy as an attachment to the Lease.

Resident Signature Date

Resident Signature Date

Management Signature Date