

## **North Dearborn Crossing Apartments Pet Policy**

### **A. Screening/Registration**

Pet owners must complete a Pet Application Form before occupying the unit. A current photograph should be attached to the application form. Pet owners will be provided with a copy of the pet policy to the pet owner for review.

### **B. Permissible Pets**

Dogs and cats will be permitted with no more than two pets per apartment. Pets are permitted in specific units as determined by the Landlord.

### **C. Restrictions**

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats and dogs must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.
2. Pet owners shall provide current immunization records to Landlord on a semi-annual basis.
3. All cats and dogs shall wear collars with up-to-date identification at all times.
4. Pets must be confined to the pet owner's apartment and must not be allowed to roam free or be tethered.
5. Pets must not be left unattended on patios or balconies or anywhere at the apartment community.
6. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
7. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the dumpsters located on the premises. Cat litter may not be disposed of in toilets but must be securely bagged and discarded in the dumpsters located on the premises.
8. Pet owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner
9. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
  - i. Pets whose unruly behavior causes personal injury or property damage.
  - ii. Pets that make noise continuously and/or incessantly for a period of ten minutes or intermittently for one hour or more to the disturbance of any person at any time of day or night.
  - iii. Pets in common areas that are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
  - iv. Pets that relieve themselves on walls or floors of common areas.

- v. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
  - vi. Pets that are conspicuously unclean or parasite infested.
10. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
  11. When no caretaker is available, stray or injured animals shall be reported to the local animal control authority for rescue.
  12. Residents are responsible for the pets of guests who visit their apartment; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the apartment for more than seven (7) days (consecutive or staggered) in any one-year period without prior written permission of the Landlord.
  13. Pet owners shall indemnify the Landlord and hold it harmless against loss or liability of any kind arising from their pet(s).

D. Enforcement

1. Any infraction of any of these rules shall be discussed with the pet owner in a neighborly fashion in an effort to secure voluntary compliance. If the complaint is not resolved, the pet owner will receive written notice of the violation.
2. If upon two violations, the problem is still unresolved, Landlord may require the permanent removal of any pet, if such pet is determined to be a nuisance or a danger to the apartment community and its residents.
3. If a determination is made that the pet shall be removed, the pet owner will have five (5) days to remove the pet from the premises. The Landlord may assess and collect amounts necessary to repair or replace damaged areas or objects.