

# Rolling Hills Pet Policy

## 1. Requirements Include:

- A monthly rent premium of \$30 for each pet
- An initial Pet Deposit of \$200.00 (per pet)
- All pets must be kept, maintained, and licensed in accordance with the regulations of local Health Department and all other applicable government agencies.
- Pets must be current with all inoculations

## 2. Restrictions Include:

- Limit of 2 pets per apartment, each must be owned by the Tenant, no “guest pets”
- Pets may not exceed **75** pounds (total, combined weight) at any time
- Dogs must be of a non-aggressive breed, as documented by a veterinarian upon request. Specifically, no Mastiff, Doberman, Rottweiler, Pit Bull, Akita, Chow, German Shepherd, or mixed descent including these breeds.
- No pet with a bite record shall be allowed
- No pet shall be able to run loose, or be tied up and left alone, when outside; they shall be restrained in a cage, container, or a leash (8' max), by the adult Tenant
- Pets are not permitted outside the designated pet area unless in an enclosed vehicle.
- Pets are not permitted near any common recreation, play area, or clubhouse facility

## 3. Tenant (Owner) Responsibilities Include:

- Immediate and proper disposal of any waste resulting from the pet(s) activities
- Must represent and warrant that pet will not pose a threat or danger and to indemnify and hold harmless Landlord from any and all claims arising out of the presence of said pet.
- Must have in force and provide proof that their Renters Home Owners Policy includes pet coverage, with a \$100,000 limit
- Pay upon demand, any and all damages, cleaning charges, and/or repairs to any of the Landlord's property or that of any Tenant's, resulting from the pet's presence