

## **WHEAT RIDGE TOWN CENTER APARTMENTS**

### **PET RULES**

The following rules apply to dogs, cats and limited to warm blooded animals.

1. Pet must be house trained.
2. Mice, gerbils, ferrets and birds must be caged at all times.
3. No animal is to exceed 75 lbs.
4. Owners are responsible for picking up their Pet's waste. There will be a \$5.00 per incident charge for pet waste found on the property or damage to grass, flowers, shrubs or trees.
5. Pet must be in control in all common areas by leash or in a porta-kennel.
6. Only ONE pet per resident.
7. No barking dogs or howling cats permitted.
8. Property manager reserves the right to make a home visit.
9. Harboring any vicious pet will be grounds for eviction. If the pet growls, snaps or snarls at anyone on the premises the resident will be warned. Three warnings will require that the pet be permanently removed from the premises. All termination notices will comply with your apartment lease.
10. You must present proof of license if license is required by local government. Bring in proof BEFORE pet is moved into your apartment.
11. The apartment complex has no liability for the actions of any tenant's pet.
12. All pets must be under the control of the owner.
13. If the apartment where the pet resides must be sprayed for fleas or other bugs, the pet owner must pay the expense.
14. Pet owners' apartments must be kept in a clean, sanitary and free from pet odor.
15. Litter boxes must be cleaned at least two times per week, emptied in a bag and placed the apartment trash receptacle.
16. Any pet accidents must be taken care of immediately and will be at the owner's expense.

17. Any pet abuse will be reported to the local Humane Society.
18. In case of fire, the pet must be dealt with in compliance with the local Fire Marshall.
19. No visiting pets are allowed. Residents may not care for others' pets.
20. You must provide the resident manager the name of an alternate care taker for your pet. If the alternative care taker cannot remove the pet within ten hours the pet will be taken to the nearest Humane Society.
21. If the floor in your apartment has to be re-surfaced and/or replaced due to pet damage the cost will be tenant's responsibility.
22. The non-refundable pet deposit will be at least \$100.00. This is in addition to the regular security deposit. The pet deposit may be raised if there are any problems with the pet.

I have read the Pet Rules and understand my responsibilities and limitations as a pet owner at this property. I agree to abide by these rules for the entire time I have a pet living on the property.

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Date

Pet Deposit in the amount of \$\_\_\_\_\_ paid \_\_\_\_\_.