



MIRASOL PET ENTRANCE REQUIREMENTS AND PET RULES

A. Pet Definition

For the purposes of these Rules and Regulations, the term "Pet" is defined as a domesticated small animal traditionally kept in the home for pleasure rather than for utility or commercial purposes. "Pet" is understood to include dogs, litter box trained cats, birds, fish, turtles. These rules, in compliance with federal regulations, distinguish cats and dogs from other pets as "fur-bearing" animals. Except where otherwise indicated, these rules apply principally to dogs and cats. **THE NON REFUNDABLE FEE APPLIES TO BOTH CATS AND DOGS AND IS \$500 PER ANIMAL. NON-REFUNDABLE**

B. Pet Registration

All pets must be registered and viewed at the Housing Authority, City of Loveland (HACOL) Administrative Office before admission. The following documents must be completed for each pet's registration:

1. Veterinarian's statement that spaying or neutering of pet has been completed; or if the animal is too young to be spayed or neutered, a signed agreement that the animal will be spayed or neutered at the earliest time deemed safe by a veterinarian.
2. A written statement along with address and phone number of person who will care for the pet in case of an emergency.
6. Proof of current vaccination/innoculation from official provider of pet vaccinations.
7. Picture and name of pet.

C. NON-REFUNDABLE Pet Fee

All residents who wish to own a pet, must pay a pet fee of \$500.00 (fur bearing animal as described above) to have a pet live at the Mirasol Senior Community. This pet fee is non-refundable. The pet fee is in no way a portion of or to be confused with a rental deposit as stated in the lease. Any damage to the apartment building, grounds, flooring, walls, trim, finish, tiles, carpeting, etc., will be the full responsibility of the pet owner and the pet owner shall agree to pay costs involved in restoring any damage to original new conditions as well as any costs required for cleaning, de-fleaing, and deodorizing required because of such pet in addition to the fee which is non-refundable. If, because of any such stains or chemicals to remove same, damage is such that it cannot be removed, pet owner hereby agrees to pay the full cost and expense of replacing such materials.

D. Size of Pet

Dogs shall weigh no more than 30 lbs. at time of maturity and stand no more than 18 inches at the shoulder.

E. Number Limitations

No more than one pet is permitted in an apartment. There may be no more than two birds, or small caged animals per apartment. No limit is placed on the number of fish, however, the size of the fish tank may not exceed 10 gallons.

F. Pet Control in Public Areas

Dogs/cats are to be **leashed** and under owner control at all times that they are not in their individual unit. Pets shall be carried in all public areas of the building, and when dogs or cats are moved through the building, they must be moved from the resident's apartment to the nearest outside exit. Pets may not be brought into public lobbies, the Community Room, or other public gathering spaces. **Pets shall be on a leash outside the building at all times.**

G. Fire Emergency

When the fire alarm sounds, pets are to be placed in the bathroom and the door is to be closed. If evacuation is necessary, the fire department will be responsible for the evacuation of residents first, and then the animals.

H. Absence of Owner Emergency

Resident agrees that if for any reason the pet is left unattended for more than 12 hours, the management may call the designated alternative care providers who will then be permitted to enter the apartment and be required to remove the pet from the premises. If the alternative care providers cannot be reached, the pet may be placed in an appropriate boarding facility with all fees and costs borne by the pet owner. Within five days of such an emergency, the resident, his agent, family, or estate must make arrangements with holder of said pet as to its disposition and shall be responsible for all obligations, financial and otherwise. The resident pet owner absolves management and/or its agents of any or all liability, financial or otherwise, for actions taken on behalf of the pet owner, or the well being of the pet. In the event that management feels that the pet owner can no longer care for their pet due to health deterioration, the pet shall be permanently turned over to one of the three persons who have agreed to care for the pet.

I. Liability

Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff. By signing this form, the owner shall indemnify the Housing Authority of the City of Loveland for all costs of litigation and attorney's fees resulting from such damage.

J. 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 pet's ability to live in an apartment situation. Acceptance regardless of documentation and consultation is the prerogative of the management. Admitted pets which suffer illnesses or injury must be immediately taken for veterinarian care at the pet owner's expense.

K. No Visiting Animals Allowed

This pet policy pertains only to residents and resident pet owners. No visiting pets are allowed.

L. Inoculations

Cats must have current inoculations as appropriate to the species including but not limited to, feline distemper shots. Dogs shall have certificates of appropriate inoculations for heart worm, parvo, and rabies. Such tests, vaccines or shots shall be maintained on an annual basis unless otherwise specified by a veterinarian. Every dog shall wear a valid rabies tag and all pets shall bear a tag containing the owner's name, address, and phone number.

M. Kitty Litter

Cats are required to be litter-box trained. Resident agrees to dispose of cat feces daily by putting it in a bag, closing it securely and placing it in the dumpster. Resident agrees that the full contents of the litter box will be disposed of in the same manner and will never, under any circumstances, be flushed down the toilet or put down the trash chute.

N. Dog Curbing

Dogs are required to be "house-broken" and must be able to exercise outside the building. Management has designated the Mirasol walking trail to be used exclusively for the purpose of exercising dogs. All dog feces shall be **immediately** picked up, placed in plastic bag with the bag being placed in a trash receptacle.

O. Spaying, Neutering, and Declawing

Resident agrees that pet shall be spayed or neutered as a condition of occupancy. If the pet is too young to be spayed or neutered at the time of occupancy, the animal shall be spayed or neutered at the earliest time deemed safe by a veterinarian. Resident agrees to have cat declawed within one week after such request has been made by management as a result of evidence of damage to apartment by cat claws.

P. Apartment Care

Resident agrees to maintain the apartment in a sanitary and odorless manner.

Q. Apartment Inspections

Resident agrees that management has the right to inspect pet owner's apartment as frequently as management deems necessary.

R. Animal Behavior and Violation of Pet Agreement

Resident shall not permit the pet to cause any noise, damage, discomfort, nuisance or in any way inconvenience or cause complaints from any other resident. After receipt of each verified pet complaint, management will issue a written warning. Three verified complaints constitute violation of this pet agreement and after private conference, the pet may be required to be removed from the premises. Management must then be provided with a signed affidavit stating that the dog or cat is no longer on the

premises and will not return in the future. Misrepresentation of this affidavit will be grounds for eviction of the resident.

Management exercises the right to act immediately in insisting an offending pet be removed forthwith in situations deemed to be of an emergency nature.

S. Pet Care

Resident agrees to humanely care for the pet by providing it with sufficient food and water and veterinary treatment when needed. Resident acknowledges that pets need love and attention. Those that lack this love and attention are more likely to become behavior problems. Residents who find that they are often away from their apartments for several hours should consider the time that they have to devote to their pets. Resident agrees that abuse of the animal will result in contact by the management with the Humane Society.

T. Replacing a Pet

If a resident wants to replace a pet, they shall be allowed to do so without paying an additional pet fee of \$500. However, this is contingent upon first obtaining an inspection by the Mirasol staff to verify that there are no animal-related damages in the leased unit which need to be repaired.

I, _____ have read and will comply with the above stated pet policy and rules. In addition, I understand that failure to adhere to pet policy and rules constitutes noncompliance of the Housing Authority of the City of Loveland lease and may result in eviction. I further understand and agree that the \$500 pet fee is fully NON-refundable.

Signature & Date



ANIMAL INFORMATION SHEET

Resident(s) Name: _____

Resident(s) Address: _____ Phone Number: _____

Animal's Name: _____ Breed: _____

Full description of the animal (include size in inches at the shoulders and pounds, color, identifying marks, etc.):

(Resident to include photo)

In the event that I would be unable and/or too ill to care for my animal, please contact the following person who I have designated below to care for my animal:

Name of person to call: _____

Address: _____

Home: _____ Work _____ Cell _____

**Required Veterinarian Information
(Or documents attached)**

Veterinarian Name: _____ Phone #: _____

Please Print

Address: _____

By signing this form, I verify to the best of my knowledge that this animal is healthy, containing no contagious disease, has been spayed or neutered, and poses no known threat to the community.

Larimer County License Number: _____

Colorado Rabies Number: _____

Distemper: YES NO

Signature of Veterinarian

Date