

CENTRAL CHRISTIAN CHURCH APARTMENTS PET POLICY

Residents of the CENTRAL CHRISTIAN CHURCH APARTMENTS may own and keep common household pets. All residents must demonstrate that they have the physical and financial capability to care for the pet.

No pet shall be brought onto the premises without a Pet Permit first being issued.

A. Application for Pet Permit--Prior to housing any pet on the premises of the Central Christian Church Apartments, the resident shall apply to the management for a "Pet Permit" with the knowledge of the following requirements:

1. A security/damage deposit for dogs and cats will be required. See paragraph B-23 for details.
2. A current license issued by the appropriate authority, if applicable.
3. Evidence that the pet has been spayed or neutered, as applicable.
4. Evidence that the pet has received current rabies and distemper inoculation or boosters, as applicable.
5. Evidence that the pet has been treated for fleas within 48 hours prior to admission with effective flea treatment product as determined by the veterinarian. Treatment will be ongoing as designated by the product.
6. A completed Alternate Pet Custodian Form and Veterinarian's statement.

B. All residents with pets shall comply with the following rules.

1. Permitted pets are domesticated dogs, cats, small birds no larger than a parakeet such as a canary or a finch (no birds of prey are allowed), and fish. Aquariums are not to exceed twenty (20) gallons. The weight of the dog or cat may not exceed twenty (20) pounds (adult size) and must be kept on a leash at all times (in accordance with Lexington Fayette County City Ordinance) when outside the apartment.
2. Only one pet per household will be permitted. One pet is defined as one dog or one cat or two birds in one cage or one tank of fish.
3. Dogs and cats must be annually licensed with the

proper authority, as applicable. Residents must show proof of annual rabies and distemper inoculations and furnish a dated veterinarian's general statement of current health of the pet.

4. Pets, which in the opinion of management, are vicious and/or intimidating will not be allowed or shall be promptly removed.
5. Dogs and cats shall remain inside the owner's apartment and are not allowed to wander the hallways.
6. All animals must be kept on a leash to and from the apartment door when taking the pet outside and must be controlled by the owner on a leash with the dog or cat close to the owner's side when entering and exiting the building. When the pet is outside of the building, it must be on a leash at all times controlled by an adult. No animal shall be tied up outside the apartment or outside the building and/or left unattended.
7. Birds must be caged at all times.
8. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms "disturb, or interfere, and diminish" shall include but not limited to barking, howling, chirping, biting, scratching, and other like activities.
9. Residents will be held responsible for any and all damages caused by the pet which are not covered by the pet deposit. Residents may not alter their apartment or any other area to create an enclosure for the pet.
10. Residents will be responsible for keeping their pets clean.
11. Residents will be responsible for keeping litter boxes clean. Litter box refuse must be placed in a plastic bag and tied properly prior to putting down the trash chute or placing it in the dumpster. The apartments must be kept clean of animal odors and maintained in a clean and sanitary manner.
12. Visitors may not bring pets onto the property's premises. However, service/assistive animals are permitted.
13. Should any pet housed on the property give birth to a litter, the resident shall promptly remove pet and litter. Pet permit and all future applications

for a pet permit by resident will be denied as false documentation had been provided regarding the required spaying/neutering of said pet.

14. All dogs must be using regularly an effective flea treatment product as prescribed by the veterinarian.
All dogs must have been begun this treatment for 48 hours prior to moving into the apartment.
Proof of said treatment must be furnished by veterinarian.
15. Cats must be using an effective flea treatment product as prescribed by the veterinarian 48 hours before moving into the apartment. Veterinarian must furnish proof of said treatment.
16. All animals must be in pet carrier when maintenance personnel or service contractors are doing repairs in the apartment, and when management is inspecting the apartment.
17. Cats must remain inside the apartment. Under no circumstances are they to be allowed out to roam the halls or the grounds.
18. All pets must be walked in designated areas only.
All owners must comply with local pet ordinances, licensing regulations, and leash laws. All excrement must be shoveled by the resident from the apartment grounds and placed in a tied plastic bag and disposed of into the pet station on the property.
19. A committee of four residents--two pro-pet and two anti-pet will be named by management to meet with management for the purpose of and to interview with the pet, pet permit applicant, and management to review the pet policy and the suitability of said pet to meet said policy requirements.
20. All pet owners must be willing to have their animal seen by another consulting veterinarian if the need arise.
21. Residents shall identify an alternate custodian for pets in the event of resident illness or other absence from the apartment. This identification of an alternate custodian must be provided on the proper form prior to management issuing a Pet Permit.

22. Owner shall pay a security/damage deposit of two hundred dollars (\$200) for a dog or cat. There is no deposit for birds or fish. The deposit is refundable if no damage is done, as verified by the management, after the resident disposes of the pet, terminates their lease, or moves. A pet deposit payment plan can be set up with an initial deposit of \$50.00 the first month and payments as little as \$10.00 per month until paid in full. This is in compliance with the HUD 4350.3 handbook. Not to exceed a total of \$300.00
23. The management, in their sole discretion, may ask any pet owner to provide a physician's statement as to the applicant's ability to care for the pet in the form attached hereto, or as a precondition to the granting of a Pet Permit, or for the continued validity of a Pet Permit. Such pet owner must provide such a statement, signed by their physician, within 30 days following receipt of a written request from management.
24. All pet owners agree that neither the management of the property nor the alternate pet custodians will be subject to any liability for removal or request for removal of any pet, and by initialing beside this section, hereby covenant not to sue Central Christian Church Apartments, its management, employees or agents, or the alternate custodian who removes the pet, based on such removal or request for removal. The management must, in every instance, state a violation of one or more of the requirements of this Pet Policy, as a reason for such request.
25. Residents who violate these rules are subject to:
 - (a) Being required to remove the pet within fourteen (14) days of notice by the management, unless the pet creates an immediate threat to the health and safety of other tenants, in which case the pets must be removed in three (3) days.
 - (b) In case of a pet owner not providing a Physician's Statement within thirty (30) days, as requested in Section 23, immediate removal of the pet; and/or
 - (c) Eviction.

The privilege of maintaining a pet at the Central Christian Church Apartments shall be subject to these rules. This privilege may be revoked at any time if the management determines that the animal has become destructive, creates a nuisance, represents a threat to the safety and security of other residents, or creates problems in regard to cleanliness and sanitation.

If you have or need an assistive animal or companion animal, please contact the office for this policy.

