

**CENTRAL CHRISTIAN CHURCH APARTMENTS
COMPANION/COMFORT ANIMAL POLICY**

RESIDENTS OF CENTRAL CHRISTIAN CHURCH APARTMENTS MAY OWN AND KEEP COMPANION/COMFORT ANIMALS ONLY WITH WRITTEN PERMISSION FROM MANAGEMENT. RESIDENTS HAVING NEED OF SUCH COMPANION/COMFORT ANIMAL SHALL MAKE A REQUEST TO MANAGEMENT STATING THE BASIS FOR RESIDENT'S NEED FOR A COMPANION ANIMAL, AND INCLUDING A STATEMENT FROM A PHYSICIAN OR MENTAL HEALTH PROFESSIONAL VERIFYING THE NEED FOR THE COMPANION/COMFORT ANIMAL. ALL RESIDENTS SHALL DEMONSTRATE THAT THEY HAVE THE PHYSICAL AND FINANCIAL CAPABILITY TO CARE FOR THE ANIMAL. NO COMPANION /COMFORT ANIMAL SHALL BE BROUGHT ONTO THE PREMISES WITHOUT A COMPANION/COMFORT ANIMAL PERMIT FIRST BEING ISSUED. A SECURITY/DAMAGE DEPOSIT FOR COMPANION/COMFORT ANIMALS WILL NOT BE REQUIRED.

A. APPLICATION FOR COMPANION/COMFORT ANIMAL PERMIT. ONLY ONE COMPANION /COMFORT ANIMAL IS PERMITTED PER RESIDENT. PRIOR TO HOUSING ANY COMPANION/COMFORT ANIMAL ON THE PREMISES OF CENTRAL CHRISTIAN CHURCH APARTMENTS, THE RESIDENT SHALL APPLY TO THE MANAGEMENT FOR A "COMPANION/COMFORT ANIMAL PERMIT" WHICH SHALL BE ACCOMPANIED BY THE FOLLOWING:

1. A CURRENT LICENSE ISSUED BY THE APPROPRIATE AUTHORITY, IF APPLICABLE.
1. EVIDENCE THAT THE COMPANION ANIMAL HAS BEEN SPAYED OR NEUTERED AS APPLICABLE:
2. EVIDENCE THAT THE COMPANION ANIMAL HAS RECEIVED CURRENT RABIES AND DISTEMPER INOCULATION OR BOOSTERS AS APPLICABLE.
3. EVIDENCE THAT THE COMPANION ANIMAL HAS BEEN TREATED FOR FLEAS WITHIN 48 HOURS PRIOR TO ADMISSION AND PLACED ON FLEA TREATMENT PRODUCT AS PRESCRIBED BY THE VETERINARIAN.
4. A COMPLETED ALTERNATE COMPANION ANIMAL CUSTODIAN FORM AND VETERINARIAN'S STATEMENT.



B. ALL RESIDENTS WITH COMPANION ANIMALS SHALL COMPLY WITH THE FOLLOWING RULES:

1. DOGS AND CATS MUST BE ANNUALLY LICENSED WITH THE PROPER AUTHORITY, AS APPLICABLE, AND RESIDENTS MUST SHOW PROOF OF ANNUAL RABIES AND DISTEMPER INOCULATIONS AND FURNISH A DATED VETERINARIAN'S GENERAL STATEMENT OF CURRENT HEALTH OF THE COMPANION ANIMAL. NO UNHEALTHY ANIMALS MAY LIVE IN THE APARTMENTS.

2. COMPANION ANIMALS, WHICH AFTER OBSERVATION, IN THE OPINION OF MANAGEMENT, ARE VICIOUS AND/OR INTIMIDATING, WILL NOT BE ALLOWED, AND SHALL BE PROMPTLY REMOVED. IN THE EVENT A COMPANION ANIMAL ATTACKS OR BITES ANOTHER RESIDENT OR ANY OTHER PERSON ON CENTRAL CHRISTIAN CHURCH APARTMENTS' PREMISES THE RESIDENT'S RIGHT TO HAVE THE ANIMAL SHALL BE DEEMED IMMEDIATELY REVOKED, AND THE ANIMAL MUST BE IMMEDIATELY REMOVED FROM THE PREMISES.

3. DOGS AND CATS SHALL REMAIN INSIDE THE OWNER'S APARTMENT. NO ANIMALS SHALL BE PERMITTED TO BE LOOSE IN YARDS OR OTHER COMMON AREAS. NO ANIMAL SHALL BE TIED UP OUTSIDE THE APARTMENT AND/OR LEFT UNATTENDED.

4. WHEN TAKING A DOG OR CAT OUT OF AN APARTMENT, IT MUST BE ON A LEASH AT ALL TIMES OR IN A CARRIER AND CONTROLLED BY AN ADULT.

5. BIRDS MUST BE CAGED AT ALL TIMES.

6. RESIDENTS SHALL NOT PERMIT THEIR COMPANION ANIMAL TO DISTURB, INTERFERE WITH, OR DIMINISH THE PEACEFUL ENJOYMENT OF OTHER RESIDENTS. THE TERMS "DISTURB, INTERFERE AND DIMINISH" SHALL INCLUDE BUT NOT BE LIMITED TO BARKING, HOWLING, CHIRPING, BITING, SCRATCHING, AND OTHER LIKE ACTIVITIES.

7. RESIDENTS WILL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY THE COMPANION ANIMAL; RESIDENTS MAY NOT ALTER THEIR APARTMENT OR ANY OTHER AREA TO CREATE AN ENCLOSURE FOR THE COMPANION ANIMAL.

8. 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 IN THE DUMPSTER. THE APARTMENTS MUST BE KEPT CLEAN OF ANIMAL ODORS AND MAINTAINED IN A CLEAN AND SANITARY MANNER.

9. VISITORS MAY NOT BRING COMPANION ANIMALS OR VISITING PETS ONTO CENTRAL CHRISTIAN CHURCH APARTMENTS PREMISES.

10. SHOULD ANY COMPANION ANIMAL HOUSED IN CENTRAL CHRISTIAN CHURCH APARTMENTS GIVE BIRTH TO A LITTER; THE RESIDENT SHALL PROMPTLY REMOVE THE COMPANION ANIMAL AND ALL OF SAID OFFSPRING FROM THE PREMISES. ONCE THE OFFSPRING HAVE BEEN WEANED, THE COMPANION ANIMAL HAS BEEN SPAYED, THE COMPANION ANIMAL MAY RETURN.

11. ALL DOGS MUST BE ON A FLEA TREATMENT AS PRESCRIBED BY THEIR VETERINARIAN PRIOR AND WHILE ON THE PREMISES.

12. ALL ANIMALS MUST BE ABSOLUTELY CONTROLLED BY THE RESIDENT WHEN MAINTENANCE PERSONNEL IS DOING REPAIRS IN THE APARTMENT, OR WHEN MANAGEMENT IS CONDUCTING AN INSPECTION. UPON THE REQUEST OF THE MAINTENANCE PERSONNEL OR MANAGEMENT, THE ANIMAL SHALL BE REMOVED FROM THE APARTMENT DURING THE TIME OF REPAIRS OR INSPECTION.

13. CATS MUST REMAIN INSIDE THE APARTMENT UNDER NO CIRCUMSTANCES ARE THEY TO BE ALLOWED OUT TO ROAM ON THE GROUNDS. THEY MUST BE CARRIED OR ON A LEASH OUTSIDE TO THE CAR WHEN BEING TRANSPORTED.

14. ALL COMPANION ANIMAL OWNERS MUST BE WILLING TO HAVE THEIR ANIMAL SEEN BY ANOTHER CONSULTING VETERINARIAN IF THE NEED ARISES.

15. RESIDENTS MUST 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 OCCUR PRIOR TO THE MANAGEMENT ISSUING A COMPANION ANIMAL REGISTRATION PERMITS.



16. A COPY OF THE ATTACHED INFORMATION SHEET WILL BE COMPLETED AND SIGNED BY ALL COMPANION ANIMAL OWNERS PRIOR TO A COMPANION ANIMAL RESIDING IN AN APARTMENT.

17. THE MANAGEMENT, IN THEIR SOLE DISCRETION, MAY ASK ANY COMPANION ANIMAL OWNER TO PROVIDE A PHYSICIAN'S STATEMENT IN THE FORM ATTACHED HERETO, AS A PRECONDITION TO THE GRANTING OF A COMPANION ANIMAL COMPANION PERMIT, OR FOR THE CONTINUED VALIDITY OF AN ANIMAL COMPANION PERMIT. SUCH ANIMAL COMPANION OWNER MUST PROVIDE SUCH A STATEMENT, SIGNED BY THEIR PHYSICIAN, WITHIN 30 DAYS FOLLOWING RECEIPT OF A WRITTEN REQUEST FROM MANAGEMENT.

18. RESIDENT MUST BE PRESENT IN THE APARTMENT TO PROVIDE DAILY CARE FOR AND SUPERVISE THE COMPANION ANIMAL. IN THE EVENT THE RESIDENT IS TO BE ABSENT FROM THE APARTMENT FOR MORE THAN 24 HOURS, THE COMPANION ANIMAL MUST BE TAKEN WITH THE RESIDENT DURING THE ABSENCE. IN THE EVENT OF A VIOLATION OF THIS REQUIREMENT OR A VIOLATION OF OTHER REQUIREMENTS OF THIS COMPANION ANIMAL POLICY, THE RESIDENT AUTHORIZES THE MANAGEMENT TO ACCESS THE APARTMENT WITH REPRESENTATIVES OF THE LEXINGTON HUMANE SOCIETY, AND IF APPROPRIATE IN THE JUDGMENT OF SUCH REPRESENTATIVES, TO REMOVE THE COMPANION ANIMAL FOR DETENTION AT ITS FACILITY.

19. ALL COMPANION ANIMAL OWNERS AGREE THAT NEITHER THE MANAGEMENT OF CENTRAL CHRISTIAN CHURCH APARTMENTS NOR THE ALTERNATE COMPANION ANIMAL CUSTODIANS WILL BE SUBJECT TO ANY LIABILITY FOR REMOVAL OR REQUEST FOR REMOVAL OF ANY COMPANION ANIMAL, 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 COMPANION ANIMAL, BASED ON SUCH REMOVAL OR REQUEST FOR REMOVAL. THE MANAGEMENT MUST IN EVERY INSTANCE, STATES A VIOLATION OF ONE OR MORE OF THE REQUIREMENTS OF THIS ANIMAL COMPANION POLICY, AS A REASON FOR SUCH REQUEST.



C. RESIDENTS WHO VIOLATE THESE RULES ARE SUBJECT TO:

1. BEING REQUIRED TO REMOVE THE ANIMAL WITHIN FOURTEEN (14) DAYS OF NOTICE BY THE MANAGEMENT, UNLESS THE ANIMAL CREATES AN IMMEDIATE THREAT TO HEALTH AND SAFETY OF OTHER TENANTS, IN WHICH CASE THE ANIMAL MUST BE REMOVED IN THREE (3) DAYS, OR
2. IN CASE OF COMPANION ANIMAL OWNER NOT PROVIDING A PHYSICIANS STATEMENT WITHIN THIRTY (30) DAYS, AS REQUESTED IN SECTION 18, IMMEDIATE REMOVAL OF THE COMPANION ANIMAL; AND/OR EVICTION.

THE PRIVILEGE OF MAINTAINING A COMPANION ANIMAL IN 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 A PROBLEM IN REGARD TO CLEANLINESS AND SANITATION.

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE POLICY PROVISIONS REGARDING THE KEEPING OF COMPANION ANIMALS, AGREE THAT IF GRANTED A COMPANION ANIMAL PERMIT, I WILL ABIDE BY THOSE PROVISIONS.

RESIDENT'S SIGNATURE

DATE

MANAGEMENT REPRESENTATIVE SIGNATURE

DATE

