



January 1, 2021

Monte Vista Pet Policy

Monte Vista is a pet-friendly resort and it has taken a great effort to be able to provide this privilege to our residents. All residents with pets must abide by this policy and must show consideration to others who do not have pets. Violation of any of the rules contained in this Pet Policy is cause for termination of tenancy. This Pet Policy is part of the Resort's Rules and Regulations and is incorporated therein.

1. Pets are allowed with management's prior written approval only. Only two (2) pets per space are allowed. All dogs and cats must be controllable by their Owner and not vicious or aggressive. Any animal that bites, behaves aggressively towards, or otherwise causes injury to another guest, resident, pet, or community employee will be required to be removed from the Resort immediately and will not be allowed to return under any circumstances. If a pet does not receive prior written approval of management, the pet must be removed.
2. A pet is hereby defined as a domestic dog or cat. Except for small birds or fish, other animals are prohibited.
3. **Pet Fees** are as follows: \$4.00 per day, \$30.00 per month, or \$50.00 per year, per pet (not applicable to assistive or service animals).
4. All **cats and dogs MUST display a Monte Vista tag at all times**. Tags are acquired after you check in at our Front Office and sign the Monte Vista Pet Policy, provide a copy of your pet's up-to-date vaccination records, and pay a pet fee. If a pet is found unattended and without a Monte Vista tag, management reserves the right to notify Animal Control and have the pet removed.
5. Pet, Service, and Assistive Animal Owners are responsible for ensuring that their animal does not disturb other residents or guests. Barking, growling, snarling, crying, howling and other such noises that disturb other residents or guests is cause for revoking permission for the animal to be in the resort. If a complaint is received, management will investigate, and if the complaint is determined to be valid, management reserves the right to require that the animal be removed from the resort, and/or management may serve the resident with a termination/non-compliance notice for non-compliance with this Pet Policy. If complaints relate to an animal being aggressive or vicious, management reserves the right to demand that the animal be removed from the resort immediately. Where any such complaint is received, management also reserves the right to serve Owners with a notice of immediate termination of tenancy or any relevant termination notice for non-compliance.
6. **Dogs or cats cannot be left unattended**, with or without a leash, outside the home. Dogs must be on a leash no more than 6 feet long (this includes expandable leashes), unless inside a fenced Dog Run. Pets are not allowed to enter another resident's home site, flowerbeds, shrubs, or yard without the resident's permission, or any vacant sites in the Resort. When walking at night, the dog walker must carry a light.

7. Pets are allowed to walk anywhere outdoors in the resort, except the softball field, sports court areas, courtyard, and open lawn areas. Pets are **NOT** allowed in buildings, restrooms, the pool areas, or other areas where indicated by signs. Service and Assistive Animals are permitted to be with their Owner, in accordance with applicable laws and regulations. However, all other rules apply.
8. **Owners are responsible to pick up after their animal(s) immediately, wherever the droppings occur.** Place waste in designated receptacles in the pet areas. Waste should not be disposed of anywhere else on the property. **Failure to comply with this rule may result in fines of up to \$300.00, and such fines constitute additional rent.**
9. For the safety of pets and residents, residents or their guests may not exercise by having their pets in tow while the resident or guest is riding a bicycle or driving any motorized vehicle.
10. We understand that accidents happen. Should your pet get loose, please notify the Front Office (480-833-2223) or Courtesy Patrol (480-984-5432) immediately.
11. Each Owner is responsible for complying with all applicable state, city, and county requirements with respect to licensing, vaccinations, and leash laws.
12. A signed Monte Vista Pet Policy must be on file in the office at the time your pet, service, or assistive animal enters the resort.
13. Assistive animals and service animals are not pets for purposes of this Policy. Pursuant to federal and state fair housing laws, where the disability of a resident or the member of the resident's household requiring the animal is not obvious or otherwise known to management, management may request reliable documentation evidencing the disability and the disability-related need for the specific assistive animal at issue. Assistive animals must (unless a reasonable accommodation is required related to any rule) comply with all behavioral and clean-up rules regarding animals in the resort.
14. All Pets, Service, and Assistive Animals must have current vaccinations and Monte Vista reserves the right to request a copy if questioned, which Resident must provide promptly.
15. All pets and animals must be spayed or neutered by six months of age in order to be approved to live in the Community. Resident will provide proof of spaying or neutering to management upon request.
16. Resident guests and visitors are not permitted to bring pets into the Community without prior written approval of management. Residents are responsible for any animals brought into the resort by their guests and visitors. Guest and visitor animals are required to abide by the Monte Vista Pet Policy. Fees will be waived for stays of two weeks or less.
17. Dangerous breeds of animals will not be allowed in the resort unless the resort is required to allow them by law. In the case of dogs, dangerous breeds may include, but are not limited to, Chows, Dobermans, Rottweilers, Wolf-Hybrids, and Pit Bulls. This applies to both full and partial breed dogs. Management's decision as to whether any pet is a dangerous breed is final and conclusive.
18. Breeding of animals is prohibited.
19. Feeding and watering of stray animals and wild animals is prohibited.