



THE TOWERS OF JACKSONVILLE, INC. PET RULES

These rules are intended to serve as pet ownership guidelines for The Towers of Jacksonville, Inc. Modification of these rules is permitted, but must first be cleared by the management of The Towers of Jacksonville, Inc., and in some instances, the area office of the U. S. Department of Housing and Urban Development (HUD).

Definition

For the purpose of these pet rules, "pet" is defined as domesticated small animals traditionally kept in the home for pleasure rather than for utility or commercial purposes. Pet is understood to be limited to dogs, cats, litter caged rodents (i.e. hamsters, gerbils, guinea pigs and rabbits), fish, turtles, and birds. 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.

Pet Restrictions

No more than ONE small fur-bearing 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 ten (10) gallons. Guests are NOT permitted to bring ANY type of pet onto the premises without prior permission of management.

Location of Pets in the Building

Pets shall not be brought into "Non-pet Areas" such as public lounges and the library/computer room. Pets will be taken directly from the owner's apartment to the elevator and must exit the building immediately at the nearest exit. The pet must return in the same manner.



Sizes

Dogs shall weigh no more than thirty (30) pounds at time of maturity and stand no more than eighteen (18) inches at the shoulder. Pets acquired as puppies shall be understood to mature at the height and weight not to exceed these height and weight restrictions. American Kennel Club's standards shall determine the height and weight after maturity of the breed. A non-documented animal will be assumed to mature at the height and weight not to exceed these height and weight restrictions.

License and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag, and a tag bearing the owner's name, address and phone number. All licenses and tag must be current (for further information please see city pet ordinances).

Admission of Pets

All dogs and cats must be approved for admittance. There is a pet application to be completed. If the dogs and cats meet the pet criteria their application will be approved. There is no formal admittance procedure for small birds, small caged animals, and fish.

Registration

Every dog and cat must be registered with the management upon admission and thereafter annually on the anniversary date of admission. Registration of dogs and cats requires proof of current dog or cat license, including up-to-date proof of 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 heartworm, parvo, and rabies. Such tests, vaccines or shots shall be maintained on an annual basis, unless otherwise specified by a licensed veterinarian. A verification letter that a cat or dog has been spayed or neutered is required prior to admission. Proof of liability insurance (where applicable), evidence of a flea control program, and verification of an alternate caretaker are also required as discussed below.



Prior to admittance of a pet into the facility, residents will be required to complete the following forms:

1. Pet Ownership application
2. Self-determination Instrument for Pet Owners (where applicable)
3. Questionnaire for Existing Pet Owners (where applicable)

Altering

All cats should be de-clawed prior to occupancy. Female dogs and cats over six months must be spayed and males over eight months must be neutered, unless a letter is received from a licensed veterinarian giving medical reason why such action is detrimental to the pet's health.

Liability

Residents owning pets shall be liable for the entire amount of all damages to The Towers of Jacksonville, Inc. caused by their pet and all cleaning, de-fleaing, and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of The Towers of Jacksonville, Inc. caused by their pet, and shall indemnify the owner of The Towers of Jacksonville, Inc. for all costs of litigation and attorney's fees resulting from such damage.

Pet Deposit

Each dog and cat owner must provide a pet security in the amount of \$50.00 plus \$10.00 monthly until a \$300.00 total deposit has been received. This is in addition to the standard rental security deposit. This deposit shall be maintained in a separate account as provided for by state law and HUD regulations for the maintenance of security deposits. The amount of the pet deposit is established to reflect the potential cost of replacing carpeting and other furnishings as a result of pet odors, stains, and damage. This fee also reflects the average pet deposit required by apartment facilities in the market area that permit pet ownership. Upon termination of residence by the pet owner, or removal of all dogs or cats from the owner's apartment, all



or part of the pet deposit will be refunded, dependent upon needed repairs and maintenance.

Sanitation

Dogs and cats are required to be "house-broken." Cats must be litter box trained and dogs must be able to exercise outside the building. Management WILL NOT designate a space to be used for the purpose of exercising dogs. Pet owners are required to take pets from Baptist Towers' property to exercise. Due to the small amount of landscaped area around the building for the exclusive use of residents, The Towers of Jacksonville, Inc. is not required to provide an exercise area. Resident dog owners must bag and securely tie dog feces and deposit it in designated trash receptacles. Resident cat owners must bag "kitty litter", tie securely and drop into specified trash receptacles. Exercising of dogs shall be limited to the neutral grounds adjacent to the city streets, not on private courtyard properties.

Flea Control

Upon admission of a pet, the pet owner shall file with management proof that the pet is free of fleas (Animal Health Certification). A flea control program acceptable to management will be maintained for fur bearing pets. Use of a product such as "Flea Off Mist" or "Rotenone" spray according to manufactures instructions is recommended. Thereafter, the owner of a fur-bearing pet shall file at six (6) moth intervals, proof that the pet continues to be free of fleas. Should any problem develop, the owner will at his/her expense have the apartment exterminated by a licensed exterminator.

Noise

No pet may make noise that disrupts other residents. Barking and/or whining dogs and crying or "caterwauling" cats will not be considered acceptable pets.

Pet Behavior



No pet that bites, attacks or demonstrates other aggressive behavior toward humans may be kept in The Towers of Jacksonville, Inc.

Leashes

Dogs and cats shall be on hand-held leashes or in hand held carriers at all times outside the confines of the pet owner's apartment.

Alternate Caretaker

The pet owner must supply management with the names of a least two (2) persons who will be willing to assume immediate responsibility for the pet in case of an emergency (i.e., when the pet owner is absent or unable to adequately maintain the pet). Written verification of the willingness of these persons to assume alternate caretaker responsibility is required. It is the responsibility of the pet owner to inform the management of any change in the names, addresses, or telephone numbers of persons designated as alternate caretakers. Any expenses relating to alternate caretakers are the responsibility of the pet owner.

In cases of emergency, when management is unable to reach the alternate caretaker(s), the pet owner agrees to allow management to place the pet in an appropriate boarding facility with all fees and costs borne by the pet owner. Within five (5) 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, in such disposition. 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.

Sick or Injured Animals

No sick or injured pet will be accepted for occupancy without consultation and written acknowledgment of a licensed veterinarian as to the condition of the pet's ability to live in an apartment situation. Acceptance, regardless of documentation and consultation, is the prerogative of management. Admitted pets that suffer illnesses, injury or abuse must be immediately taken for veterinary care at the resident pet owner's expense.



Rule Enforcement

Any tenant who receives three letters of violation of these pet rules and a letter of intent describing these violations from The Towers of Jacksonville, Inc.'s management may be required, after private conference, to remove the pet from the premises, and provide management 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 within situations deemed to be of an emergency nature. In such instances, management will act as specified in the section on "Alternate Caretaker" in removing a sick, diseased, injured and/or aggressive animal.

Shared Cost

Additional costs to the corporation as a result of pet ownership shall not be distributed to all residents but rather shall be prorated and shared by the involved pet owners only. This would include such costs as excrement disposal facilities, pet shelters, exercise areas, and such additional costs as may arise from the addition of amenities or services for pets and pet owners.

Specially-trained Animals (Assistive/Service)

Specially-trained animals to assist the visually and/or hearing impaired and other handicapped persons are exempt from these pet rules.

Proof of Certification training will be required on all animals by owners requesting exemption from this pet policy.

Courtesy

The Towers of Jacksonville, Inc. recognizes that pets can be therapeutic for those who enjoy, own and care for them; however, pets can be threatening to others who, for whatever reason, are fearful of or allergic to animals.



Please exercise common courtesy to residents and staff in dealing with your pet.

Complaint Process

Management of The Towers of Jacksonville, Inc. will establish a system for handling complaints regarding pet ownership that will involve review and recommendation by the Board of Directors.

No Visiting Animals Allowed

These rules pertain only to residents and resident pet owners. NO Visiting pets are allowed without prior permission of management.

Management's Determination Form

The Towers of Jacksonville, Inc.'s management will be required to complete the Management's Determination Form. This form will be used to determine whether the pet shall be admitted into the building. Management reserves the right to prohibit the admission of any pet in cases where management determines the pet or pet owner will not be able to meet the requirements of these pet rules.



The Towers of Jacksonville, Inc.

Pet Rules

I hereby acknowledge receipt of these pet rules.

Resident Signature

Date

Apt #

(WRW)

Doc. Pet Rules: revised 6/8/2005