

Pet Policy
CENTENNIAL VILLAGE CORPORATION

Pets residing at Centennial Village must receive prior approval from management before coming to live with a resident. All pets are subject to the following guidelines, which may be modified as necessary.

1. All pets must be registered at the office with the following information attached to Centennial Village's Pet Registration form;
 - a. Name, address, and phone number of the pet's local veterinarian
 - b. Veterinarian's certificate of good health with inoculation and booster shot record for:
 - i. Heart worm
 - ii. Parvo
 - iii. Rabies, and;
 - iv. Feline distemper for cats
2. Residents must schedule an appointment with management, and bring the pet (excluding fish) to the office for review by a management representative.

Management must verify the pet's size, appearance, apparent health, behavior, and the resident's ability to keep the pet under control. Pets that are hostile, aggressive, overly active, or noisy will not be permitted to reside at Centennial Village. Final determination of any animal's suitability will be made by the Centennial Village office staff. This determination will be given to the tenant in writing, and is not subject to appeal.

3. The following is a list of permissible pets:
 - a. Dog or Cat. A total of only one dog or one cat is permitted at any one time. Generally, dogs must be no larger than 16 inches tall at the shoulders or no more than 25 pounds.
 - b. Birds. A maximum of two birds is permitted at any one time. They must be caged or have their wings clipped.
 - c. Fish. The amount of fish should be limited to a number appropriate to the size of the holding tank. Tanks may not exceed twenty (20) gallons and must be placed on a stand that is appropriate to support the weight. Tanks must be maintained by the resident, or an outside person, to be free of algae and offensive odors.
 - d. Hamsters and Gerbils. A maximum of two hamsters or gerbils are permitted at any one time. They must be kept in a cage and remain odor-free at all times.
 - e. *Snakes and other reptiles, rabbits, ferrets, and other types of exotic animals are not permitted.*
4. A refundable pet deposit of \$300 is required upon move-in for any management-approved pet. Damage by the pet will be charged against this deposit. Damage by the pet exceeding the \$300 pet deposit will be charged against the security deposit. Management reserves the right to fix pet-caused damage at any time during residency, and the cost of repairs from this damage will be deducted from the pet deposit. Should the resident wish to keep the pet, the deposit must be made whole again (\$300) within fourteen (14) days.
5. The pet owner must provide the office with at least two names of individuals ("Alternative Caregivers") that are willing to assume immediate responsibility for the pet(s) should the resident be unable to care for the pet(s). These contacts must be updated as necessary.

Management, in its sole discretion, may place the pet with any person or agency, including the



local animal control authorities, should they be unable to contact the designated person(s). Any costs associated with an alternative placement of the pet(s) will be the responsibility of the resident. Centennial Village accepts no responsibility or liability for the outcome of a pet in the possession of others, nor of the inability to contact either of the alternative caregiver.

6. The following additional Pet Behavior Guidelines apply at all times:
 - a. Every dog and cat must wear an appropriate and current license, valid rabies tag, and a tag bearing the owner's name.
 - b. All dogs and cats must be "housebroken." Cats shall use a litter box, with the used litter regularly bagged, tied securely and placed in an outside trash receptacle. Litterbags must never be dropped down the trash chute.
 - c. Dogs may use the north-east, north-west, south-west, or south-east triangular shaped, rock landscaped, corner areas of the property (areas outside of the loop driveway around the property). Owners must pick up any solid waste and dispose of it in the dumpster. Dogs are never to be walked in the grassy courtyard, or the inner areas of the property.
 - d. No pet shall make noise that disturbs other residents. Such noise, be it barking, whining, or birds calling out, may be grounds for removal of the pet. Such decisions are within the sole discretion of the Centennial Village management.
 - e. Dogs and cats shall be on hand-held leashes at all times when outside of the resident's apartment in common community areas. At no time shall a pet be left tied up or left unattended. Pets left unattended or tied up are subject to immediate removal by management or animal control authorities.
 - f. Pets are not permitted in the pool area or the pool at any time.
 - g. Only pets on a leash are permitted to walk through the community building lobby area. Pets are not permitted in the auditorium, dining room, or kitchen areas of this building.
 - h. Residents may not feed or otherwise encourage the presence of wild birds or any other stray animals found on this property. Doing so invites additional birds and animals, along with their accompanying noise, (which disrupts the peaceful environment for other residents) and their mess (which can be a health hazard).
 - i. Guests who bring their pets to this property to visit residents are subject to the same guidelines as resident pets, including applicable size, weight and disposition restrictions. Violations of house guidelines by visiting pets may result in suspension of visiting privileges.
 - j. Residents may take care of pets owned by others on a temporary basis up to thirty (30) days. The Centennial Village office must be notified in advance of the presence of the pet. If the temporary housing of the pet exceeds the time limit, management may require a pet deposit, depending on the circumstances. All above guidelines apply, including pet health and alternative caregiver documentation from above paragraphs 1 and 5.