

BRISTOL VILLAGE

AT CHARTER COLONY

PET POLICY

revised 9/30/25

The purpose of this Pet Policy is to maintain the community and safety for tenants, guests, staff, and contractors. Pets are considered any domesticated cat or dog cared for by a tenant for non-commercial, personal purposes and must be approved by the Landlord. Visiting animals are not permitted on the premises.

Service Animals and Emotional Support Animals are not pets. To be considered a Service or Emotional Support Animal, the tenant must contact our Fair Housing Officer, Linda Cline, at lcline@dreyfuss.net so that the animal can be reviewed for approval as a Service Animal or Emotional Support Animal.

All tenants must apply to the Landlord in writing (using the Pet Application) before bringing a pet into their leased premises. Additionally, the pet must be approved by the Landlord before bringing a pet into their leased premises.

Upon approval of the Pet Application, but before bringing the pet into the tenant's leased premises, the following fees/deposits must be paid:

Non-refundable pet fee: \$300.00

Monthly pet fee per pet: \$35.00

The first monthly payment must be made prior to bringing the pet onto the property.

Any violation of this Pet Policy may result in fines, removal of the pet from the property, and/or eviction. Fines will begin at \$150 per incident and may be increased by the Landlord up to \$500 per incident. Unresolved violations or failure to pay fines will result in requests to remove the pet and/or eviction. Additionally, Landlord identification of an unregistered pet will result in a fine of \$150 per pet and the unregistered pet(s) must be removed from the property immediately. Failure of the tenant to remove an unregistered or unapproved pet could result in eviction.

1. No more than 2 pet(s) is/are allowed in a residential unit.
2. The weight limit for any pet may not exceed 60 lbs. as a full-grown animal.
3. Tenants must provide animal liability insurance coverage with a minimum of \$10,000 for dog bite coverage for any dog and coverage must not exclude your pet's breed or temperament. The insurance must be purchased and a copy provided to the Landlord with the Pet Application. Prior to expiration, the tenant must supply the Landlord with a copy of the renewed insurance information.
4. There are no restrictions on breeds for pets.
5. A letter from the pet's veterinarian is required to attest to the temperament of the pet

based on their clinical observations. Any pet with a history of aggressive behavior will not be permitted on the premises. Failure to disclose any past incidents of aggression or other relevant information regarding a pet will lead to removal of the pet and could include eviction.

6. Tenants are placed on notice that aggressive conduct by a pet may result in requirements to muzzle, remove, or otherwise take reasonably related steps to prevent harm to other persons and/or damage to property of others as determined solely by the Landlord.
7. All Pet Applications must include proof of the pet's up to date veterinary records, vaccination history and confirmation of being parasite-free. Prior to expiration, the tenant must supply the Landlord with an updated vaccination record.
8. Pet must have a current license and the tenant must provide a copy of the license to the Landlord. Prior to expiration, the tenant must supply the Landlord with an updated license.
9. The pet must be on a leash, attended to, and under the tenant's control at all times while outside the leased premises, outdoors or in common areas.
10. No pet is permitted to be outdoors unattended including balconies and/or patios.
11. Tenants must crate or otherwise maintain control of their pet for any scheduled maintenance or management visits to the leased premises.
12. Tenants are responsible for the sanitary clean-up of their pet's waste.
13. A pet found to be causing an unreasonable annoyance to other animals or people shall be removed from the premises by the tenant within forty-eight hours after receipt of written notice from the Landlord.
14. Any tenant whose pet has alleged to have behaved aggressively toward another animal or person must adhere to instructions regarding the behavior and control of the animal until investigation by the Landlord is concluded. If the pet is determined to be a hazard to the community, then the Landlord may require removal of the pet from the property.
15. No pets are permitted within the swimming pool area, playground area, tennis court area, basketball court area, fitness center, Leasing/Management Office, and/or other recreational areas.
16. Repairs for damages to the leased premises, common areas, the exterior, and/or the landscaping caused by the pet will be charged to the tenant.
17. A pet found unattended will be turned over to the local authorities responsible for policing pets.

I acknowledge that I have read and understand the Landlord's Pet Policy.



Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

