



AHA-BAYVIEW PET POLICY

The following policy shall govern the keeping of pets in and on AHA-BAYVIEW properties.

The purpose of the policy is to allow individual tenants to benefit from the pleasure of common household pet ownership, while at the same time ensuring that pet ownership does not interfere with the rights of all tenants to enjoy clean, quiet and safe surroundings.

****NOTE:** The Elderly and persons with disabilities requesting the allowance of a service animal or companion animal may be granted as a reasonable accommodation. It must be shown that the animal's purpose is to assist, support or provide services to the person with disabilities. A pet deposit is not required for an animal meeting these qualifications. Any pet related damage or repairs will be the responsibility of the pet owner and may be deducted from the damage/security deposit. If damage or repairs is more than the deposit, tenant will promptly pay the AHA-Bayview Apartments for the damage and/or repairs. Service and companion animals are bound by the same conditions and rules as other pets in this pet policy. One dog (less than 20 lbs., more with permission granted) or one cat are allowed per elderly or disabled household.

The AHA-Bayview Apartments hereby agrees that the following types of Common Household pets are allowed:

Fish aquariums and fish bowls – aquariums no larger than 15 gallons
Caged Bird
Permanently Caged animals (such as guinea pigs, hamsters)

NO DOGS, CATS, REPTILES, SNAKES OR SPIDERS ARE ALLOWED.

Those tenants who wish to house a pet shall:

1. Provide the management with a written description of the pet. This includes pets on the 'allowed' list above.
2. If it is discovered that any pet-related damage has occurred to AHA-Bayview Apartment property, the tenant will be charged as necessary to repair such damage and tenant will pay the AHA-Bayview Apartments promptly.
3. The AHA-Bayview Apartments has the right to conduct an inspection of the tenant's unit for compliance with this agreement (in compliance with the lease agreement) if there is a valid complaint registered. The management may also enter a unit to transfer any animal to the proper authority if left unattended for over 48 hours. The AHA-Bayview Apartments accepts no responsibility for pets so removed.

4. Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.
5. Pets shall not be allowed to interfere with the peaceful enjoyment of other residents or neighbors by noise, biting, scratching or other such activities.
6. Residents shall comply with all municipal codes of the City of Anacortes, State of Washington public health, animal control and anti-cruelty law & regulations regarding pet ownership.
7. The Resident agrees to indemnify, defend and hold management harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party or account of or in connection with any activity of or damage caused by any of resident's pets or resident's negligence.
8. Other regulations:
 - A. Residents shall not take care of pets for other persons, to include strays. Feeding strays will be considered keeping a pet and a violation of the pet policy and/or lease agreement.
 - B. Non-resident dogs, cats or any other animals are not permitted on site or in units.
 - C. No birds of prey, or dangerous, or poisonous fish, spiders or reptiles are permitted.
 - D. More than three (3) written valid complaints regarding three (3) incidents shall result in pet removal and/or lease violations, which could result in termination of occupancy.
 - E. Outside birds are to be fed only birdseed in bird feeders.

I agree to the terms of the AHA-Bayview Apartments Pet Policy, which becomes a part of the Dwelling Lease Agreement, and any pet whose conduct or condition is duly determined by the management to constitute a nuisance or a threat to the health and safety of the other tenants or persons in the community shall result in a lease violation and immediate removal of my pet. I also understand that future pet ownership may be threatened if it becomes necessary to remove a pet for cause.

I have read the Pet Policy and I agree to abide by all regulations set forth by the AHA-Bayview Apartments.

Tenant Signature

Date

AHA-Bayview Apartment Representative

Date