

## **Brushy Creek Village**

### **Acknowledgement of Animal Policies and Rules**

It is the policy of Brushy Creek Village that before any animal is allowed on community property, the Owner's Representative and resident must sign a TAA Animal Addendum. In addition, all deposits and fees must be paid. All animals must meet all of the criteria listed below and be approved by the Property Manager.

- No pets allowed without prior Management approval.
- There is a \$250 refundable Pet Deposit per pet and a \$250 non-refundable Pet Fee per pet.
- Pet rent is \$20 per month.
- Dogs are allowed according to breeds suitable for apartment living based on the decision of Management. **NO DOGS OF AGGRESSIVE BREEDS!**
- There is a two pet limit per apartment.
- There is a 50 pound weight limit per animal.
- NO visiting pets are allowed at any time.
- Service animals are allowed regardless of the pet policy.
- Dogs and cats must be house broken.
- No exotic pets, such as monkeys, snakes, rabbits or large birds are allowed.
- Small birds, such as canaries/parakeets, are allowed if they are caged at all times.
- Animals are not allowed on patios unattended.
- No animals are allowed in the common areas except for service animals.
- Animals must be on a leash at all times when outside the apartment dwelling.
- Residents are responsible for picking up after their pets.

Resident(s) agree(s) to abide by all of the above policies and rules.

Signature of applicants:

Date

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Signature of Owner's Representative

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# Brushy Creek

No **exotic pets**, such as monkeys, snakes, large birds or barnyard animals are allowed

Only **one pet per apt** is allowed unless your supervisor approves of 2.

Small birds, such as canaries and parakeets, are allowed if they are **caged at all times**

**Service Animals** – Certain animals provide assistance or perform tasks for the benefit of a person with a disability. Such animals are often referred to as “service animals”, “assistance animals”, “support animals”, “therapy animals”, “companion animals”, or “emotional support animals”. Housing and Urban Development (HUD) regulations do not use or define any of these terms. HUD makes it clear that the use of assistive animals in the housing context is governed by reasonable accommodation law.

Additionally, the accommodation laws concerning housing are much broader than those stated under Americans with Disabilities (ADA) guidelines. ADA limits a service animal to a dog where HUD does not. For complete procedures see the Capstone *Accommodation and Modification Request Procedures*

**Dangerous Dogs** – Certain dogs are more aggressive than others. Some small dogs are more likely to bite but will cause less of an injury. Larger dogs are more likely to cause a maiming or a fatality. Dog breeds that are known to be potentially aggressive include the following:

- Pit Bull Terrier
- Rottweiler
- Husky
- Wolf Hybrid
- Bullmastiff (Presa Canario)
- German Shepherd and mixes
- Pit Bull mixes
- Akita
- Chow
- Doberman