



PET POLICY

SKY PROPERTY MANAGEMENT requires all tenants wishing to bring pets into the community to read, understand, and abide by all the rules outline in this Pet Policy. These policies take into account the needs of management, pet owning tenants and non-pet owning tenants, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all by fostering an attitude of respect, cooperation and consideration.

1. Pet owner must register pets **BEFORE** the pet is brought on premises and must update the registration annually. If pet is gone mid-lease, tenant will be responsible for the monthly fee for lease duration.
2. Tenants who wish to have a pet in the rental unit must pay a one-time, non-refundable fee of \$250 per pet and additional monthly fees of \$25 **per pet**. If pet is gone mid-lease, tenant will be responsible for the monthly fee for the duration of the lease or may have the option of renewing the lease for the original lease term.
3. Property specific restrictions are as follows. Requests to keep any other type or quantity of pets, excluding service animals, must be presented to Management in writing. Any animal(s) may be deemed unacceptable by Management if considered inappropriate for the rental situation.
 - I. **249 Greenwood Flats, Church Avenue, Colledgeview, Emmett Place, Grande Haven Villas, Jennings Creek Apartments, Pine Groves Apartments, Riverwood Townhomes, Traditions' Landing, Twin Springs, and Village at Traditions** – Acceptable pets include dogs, cats, birds, small caged mammals, and fish. No more than two (2) combined acceptable pets may reside in one rental unit. The sizes of the animals cannot exceed 80 pounds combined, or a tenant may have one dog under 100 lbs. Aquariums are limited to 10 gallons.
 - II. **700 State, Lenox Place, and The Vue** – Pet policy is limited to one (1) small dog weighing under 35 pounds or one (1) cat.
4. All pets must receive proper veterinary care and must be up-to-date on all vaccinations. The following documents are required for approval of residence and must be updated at each lease renewal:
 - I. Dogs, cats, and other mammals: proof of up-to-date rabies vaccination, as well as a veterinarian's statement attesting the temperament and disposition of each pet is suitable for apartment living.
 - II. Fish: no veterinary records are necessary.
 - III. Birds and other animals approved by management: case by case basis determined by the breed of the pet.
5. Tenants who require service animals are not charged a pet deposit or monthly pet fee as long as they can provide proper documentation from their medical provider, dated within the last 6 months, stating the necessity and the symptoms alleviated by the animal's presence or the issue corrected by the animal. All required documentation listed in section four (4) remains applicable.
 - I. **Kentucky Communities** – Pursuant to KRS 383.085, knowingly providing false information or documents in an attempt to obtain an Assistance Animal in housing is a criminal violation punishable by a fine of up to \$1,000.00.

- II. **Tennessee Communities** – Pursuant to TCA 66-28-505(f), it shall be deemed to be material noncompliance by the tenant to pretend to have a disability-related need for an assistance animal in order to circumvent this provision. Notwithstanding the foregoing fee/deposit waive, tenant shall be required to pay damages caused by the service animal per TCA 66-7-104 (d).
6. Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises. This tag must include the pet's name, owner's name, owner's telephone number and address.
 7. All pets must be under the control of a responsible individual while on the common areas of the property and effectively restrained by a leash or carrier. Pets may not be left unattended on property grounds, in the common area, or on the patio or balcony of a unit. Pets may not be chained to balcony, patio, or the common areas under any circumstances.
 8. No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate in light of the needs of the pet. Dogs should not be left unattended for more than 9 hours and other pets for more than 24 hours, on a regular basis. When Management has reasonable cause to believe a pet has been left unattended for an extended period, Management will attempt to contact the tenant or the emergency pet caretaker (listed on the pet registration form) to remedy the situation. If an emergency pet caretaker is unwilling or unable to assume responsibility for the pet, Management will enter the unit and arrange for the pet's care. Any costs incurred will be the tenant's responsibility.
 9. Tenants are responsible for ensuring their pets do not disturb or discomfort other tenants. Tenants whose pets are determined by Management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after two (2) warnings will receive a 30-day notice to remove the pet; in the event of a serious issue, i.e. vicious dog, the length of notice for pet eviction may be shortened. Cases of animal endangerment will immediately be escalated to the local authorities.
 10. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. **Tenants are responsible for all damages or injuries caused by their pets.** Tenants hereby undertakes and agrees to remedy and pay for any damage caused to the rental unit and/or contents of the rental unit which shall have been caused by their pet residing in the rental unit. For the avoidance of doubt any such damage shall not be deemed to be fair wear and tear. Tenant agrees to pay for the professional cleaning of the property at the end of the tenancy including the cleaning of all carpets and treating the property for fleas and mites.
 11. Dog owners must immediately pick up and dispose of dog waste. Cat owners must place soiled cat litter in tied, plastic bags and dispose of in the proper garbage facilities. There is a \$100 fee for any resident who does not pick up their pet's waste.
 12. This policy shall be incorporated as part of the tenant's lease. Tenants agree that this policy applies only to the specific pet described in their pet registration form and that no other pet may be substituted. Tenant must fill out separate paperwork for each additional pet. Agreement is on per-pet basis.