

PET OWNERSHIP POLICY

All tenants of LWC Management Corp. may be permitted to have a common household pet provided the tenant complies with the following regulations:

1. Management must be notified in writing of the intention of any tenant to have a pet. The size and type of pet must be stated.
2. A domesticated animal is one such as a dog, cat, bird, rodent (including a rabbit), fish or turtle that is traditionally kept in the home for pleasure rather than commercial purposes. This does not include reptiles (except turtles).
3. Only one (1) pet per apartment will be permitted. (Fish excluded.)
4. Dogs must be less than 25lbs. Cats must be less than 12lbs. and must be declawed (front paws).
5. No exotic birds will be permitted.
6. Prior to admittance and thereafter on an annual basis, all dogs and cats must be licensed, inoculated for rabies and distemper, and treated for fleas. Proof of compliance must be provided to Berean Gardens management. All dogs and cats must be taken to a vet twice yearly for a full checkup and treatment for any illness or vermin, proof of which must be provided to Berean Gardens management.
7. All dogs and cats must be kept on a leash when in common areas, such as hallways, etc.
8. Tenants with pets are required to immediately and thoroughly remove all pet waste from common areas in and around the building.
9. Pet waste must be placed in a plastic trash bag and placed in the appropriate trash receptacle.
10. Litter boxes must be sifted every other day and must be changed weekly. All litter boxes must be lined with removable plastic liners. When the litter box is changed, the liner with its contents must be removed, tied with a twist tie, wrapped in newspaper, placed in a plastic trash bag and placed in appropriate trash receptacle.
11. Dogs must not be permitted to deposit waste inside the building.

12. Tenants must take all steps necessary to assure that their pets do not make any noise which will be disturbing to other residents.
13. If a pet makes noises or is otherwise continuously disturbing to other tenants, that pet must be permanently removed from the building.
14. All pet owners must specify a "Pet Trustee" who will be responsible for the care of the animal should the pet owner becomes unable to care for the animal. All "Pet Trustees" must execute a sworn affidavit that, upon request of Berean Gardens management, they will be responsible for the care or removal of the pet from the building.
15. Should the pet exhibit behavior that constitutes an immediate threat to health or safety, Berean Gardens will contact the appropriate State or local authority to have the pet removed.