

Mountain Community Homes Pet Policy



The following animals are allowed in our home:

- Three Pet Limit: Cats & Dogs only
- One pet must be a cat or dog under 35lbs. at breed maturity
- Three dogs are NOT permitted in upstairs two bedroom home.

Cats	Domestic only
Dogs	Excluding those that are a restricted breed
Fish	20 gallon tank maximum
Birds	Excluding birds of prey

Dogs of a restricted breed, to include any dog with a mix of any of these breeds:



American Pit Bull Terrier Staffordshire Terrier American Staffordshire Terrier Staffordshire Bull Terrier Rottweiler Doberman Pinscher



Chow Chow Presa Canario Cane Corso Neapolitan Mastiff Wolf Wolf Hybrid

Any dog (of any breed) that demonstrates a propensity for dominance or aggressive behavior as indicated by any of the following types of conduct:	<ul style="list-style-type: none"> • Unprovoked barking, growling or snarling at people approaching • Aggressively running along fence lines when people are present • Biting or scratching people • Escaping confinement or restriction to chase people
Reptiles	Ex: Snake, lizard, turtle, tortoise, crocodile, alligator, iguana, komodo dragon, newt, gecko, gila monster
Arachnids	Ex. Spider, scorpion
Rodents	Ex. Mice, rat, gerbil, mole, beaver, squirrel, porcupine, chipmunk, prairie dog, groundhog, gopher, shrew, bat, hedgehog
Wild animals	Ex: Fisher cat, fox, weasel, raccoon, monkey
Exotic animals	Ex: Ferret, rabbit, chinchilla
Farm animals	Ex: Pig, horse, cow, chicken, sheep, goat
Birds of prey	Ex: Hawk, eagle, buzzard, vulture, owl, falcon, harrier, kite

Fort Drum Mountain Community Homes recognizes the importance of pets to residents. Pet ownership is a privilege that will be extended to all residents of our properties. Residents must request and obtain written approval before moving their pet into the premises. A Pet Addendum must be completed, either at move-in or immediately upon acquiring a new pet.

Pet damages can be a significant expense to owners. Damage to the unit is not covered by the pet fee. As owner of the pet, resident is strictly liable for the entire amount of any injury that the pet causes to a person or any property. The resident agrees to pay any damages caused by Resident's noncompliance with provisions of this Agreement and the charges imposed by the Mountain Community Homes to repair the damages.

Please fill out the following information:

Type of Pet	Name	Age	Description (Breed, Color, Size)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Micro chipping, Vaccination(s) & Registration & Licensing

Cats & Dogs are required to have vaccination(s) and be registered, licensed & micro chipped within forty five days of home acceptance as per local laws. The Veterinarian Services will provide a Verification of Pet Registration on Fort Drum.

Fort Drum Veterinary Services
 Bldg P10735, Enduring Freedom Drive
 Fort Drum, NY 13602
 (315) 772-4262 / 4269

Dog Licensing with Town of LeRay
 8650 LeRay Street
 Evans Mills, NY 13637
 (315) 629-4052

Proof of vaccination, registration and micro chipping must be provided to the community office for each pet. Failure to do so will result in a possible fine or loss of pet privileges.

Verification of Registration with Veterinary Services

 Mountain Community Homes Representative Signature

 Date

You are responsible for the pet's action at all times. Please refer to the Resident Guide for a complete list of rules and guidelines. We reserve the right to change and update rules and guidelines.

- A. The pet must not disturb the neighbors or other residents, regardless of whether the pet is inside or outside the dwelling. If Landlord, in its sole discretion, determines that the pet has significantly disturbed neighbors or other residents, it may require Resident, upon written notice, to immediately and permanently remove the pet from the premises.
- B. Dogs, cats, companion animals and service animals must be housebroken. All other pets must be caged at all times. No pet offspring are allowed.
- C. The pet may not be tied to any fixed object anywhere outside the dwelling.
- D. All yards and common areas should be kept clean of pet droppings. Owners must pick-up and properly dispose of pet droppings immediately in common areas as well as one's own premises. This will eliminate health and sanitary concerns.

- E. Avoid leaving pet food outside for prolonged periods of time, as it will attract insects and wild animals. Your pet must be fed inside the dwelling unit.
- F. You must keep the pet on a leash and under your supervision when outside the dwelling unit or any private fenced area.

Violation of Rules

Violations of the pet addendum and/or Resident Guide may result in fines, loss of pet privileges or eviction.

Removal of Pets

Animal abuse or neglect will not be tolerated and may result in eviction. Any neglected or abused animal will be impounded by the proper authorities and sheltered during the investigation. Expenses associated with impounding are the responsibility of the owner.

Reports of unprovoked bites, aggressive and nuisance behavior may be cause for the removal of the pet.

_____ Resident acknowledges that he/she currently does not own a pet. Resident acknowledges that no animal or pet of any kind may be kept on the Premises by the Resident or his/her guest without prior written consent of the Landlord. Resident also acknowledges that if he/she obtains permission at a future date to keep a pet, Resident will abide by all requirements of the Pet Addendum.

_____ It is agreed between Resident and Landlord that for the privilege of maintaining pets within the above rental unit that the amount of \$ _____ will be paid as a non-refundable pet fee for the privilege of having _____ pets.

Acknowledgement of Resident

Date

Resident Address