

Tierra Vista Pet Policy



**TIERRA VISTA
COMMUNITIES**

The following animals are allowed in our home:
Two Pet Limit: one cat & one dog, two dogs, or two cats

Cats	Domestic only
Dogs	Excluding those that are a restricted breed
Fish	20 gallon tank maximum
Birds	Excluding birds of prey
Amphibians	Frogs, toads, salamander
Caged Animals	Hamsters or guinea pigs
Crustaceans	Hermit crabs, crawfish, shrimp

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

Tierra Vista Communities, LLC
300 Hartinger Circle
Colorado Springs, CO 80930
(719) 683-3660
www.tierra-vista.com



*Restricted breeds may not apply to service or companion animals.

Please fill out the following information:

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

Emergency Vet Information:

_____	_____
Name	Phone

Address	

By signing below, I understand pet ownership is a privilege and the following conditions apply:

- There is a one time non-refundable \$200 pet fee per dwelling due at move-in. This is intended to cover the cost of the de-fleaing, deodorizing and shampooing of the carpets within the home at Move-Out. Resident is responsible for additional pet damage costs to the home at move-out.
- Shot records must be turned into the Community Center and be kept up to date.
- Pets must not disturb neighbors and residents whether inside or outside the home. After three complaints of an animal, the animal must be removed from the home.
- All pets must be housebroken. All pet waste must be cleaned immediately from your private yard and common areas.
- Pets must not be tied to any fixed object anywhere outside the dwelling.
- Pets are not allowed on any recreational facilities including play grounds, community centers etc.
- Pets are required to remain leashed at all times while not in the confines of your private yard.
- We reserve the right to remove an animal from a home if the following conditions are met:
Abandoned animal; Failure to care for animal; Aggressive animal.
- You are responsible for any damage cause by your pet or any visiting pet to your home or any property belonging to Tierra-Vista. In addition, you are held liable for any personal injury that occurs to any person as a result of your pet.
- If you have a Permission to Enter on file for maintenance work and your pet is not kenneled in your absence, the maintenance work will not be performed.
- In an emergency involving an accident or injury to your pet, we reserve the right, but not the duty, to take the animal to the Emergency Veterinarian listed above at your expense.
- If a support animal is needed, please speak to a community representative regarding the animal.
- If at anytime you, your occupants or a guest violate the above, we reserve the right to revoke your pet privileges. You will be notified in writing and the pet must be removed immediately.

_____	_____
Acknowledgement of Resident	Date

Resident Address