



# VOSE FARM

## RESIDENCES

A DEVELOPMENT BY CATHOLIC CHARITIES NH

Address: 105 Loudon Road, Unit 1, Concord, NH 03301  
Phone: (603) 223-0810 Fax: (603) 223-0934



### PET POLICY

#### Addendum to Lease

**This Policy does not apply to service animals that have been approved as a Reasonable Accommodation under the Fair Housing Act. Renter's Insurance requirements do not apply to 811 Households.**

#### **This policy has been written to:**

1. Establish consistent guidelines for the kind of responsible behavior expected from a Resident who wishes to have a pet in their home;
2. Protect Residents from annoyance or danger that may be caused by a neighbor's pet;
3. Promote humane, sanitary and responsible care for pets;
4. Acknowledge the need for, and make it possible to, have pets share in your daily lives.

#### **RULES AND REGULATIONS: General**

Only the following Common Household Pets are permitted: one dog with a maximum weight at full maturity of 30 pounds, cats, fish, birds, turtles, hamsters or hermit crabs may be kept as companion pets. No reptiles, rats or mice are allowed. Fish are limited to one 10 gallon tank. Hamsters, turtles and hermit crabs are limited to the number that can be appropriately housed in one ten gallon type tank or cage; birds are limited to two in one cage. A household may have two of any of the allowed pets except the combination of two dogs or a dog and a cat. For example, a household may have two cats, or a cat and a ten gallon type tank, or a dog and one bird cage, or two bird cages.

1. Residents who currently live with pets at this time must follow all the guidelines in this policy.
2. Residents who desire to keep their current pets in their unit must complete a Pet Agreement.



3. The Owner and its Management Agent reserves the right to revoke a Pet Agreement, based on the Resident's rental account status, housekeeping issues, past habits or practices, temperament of the pet, health and safety of other Residents living in the building or if it is determined that the Resident pet owner is unable to comply with the Pet Policy.
4. Visiting pets are not allowed, at any time, pet-sitting is not allowed at any time.
5. Any Resident who wants to adopt a new pet must complete a Pet Agreement and have the pet approved prior to bringing the pet home and must adhere to the Pet Policy established by Alliance Asset Management.
6. The Owner (or its Management Agent) will not be responsible for illness or injury which occurs to pets on Alliance managed properties, or for any illness or injury caused to neighbors by a pet. The Resident agrees to indemnify Ownership, its employee(s) and Agent(s) harmless for any injury or damage caused by the pet to any 3rd person(s).
7. Pets that do not meet the criteria listed below but are grandfathered by a previous agreement with The Owner, will be allowed. However, once the pet(s) that are grandfathered have either been removed from the home or have died, the Resident may not replace the pet.
8. Failure of a unit inspection due to unsafe and/or unsanitary conditions caused by a pet will result in the termination of the Pet Agreement, and the Resident will be required to remove the pet from the premises within five (5) business days.
9. The rules for a particular species must be adhered to when requesting a pet in the home, pets that are outside are not allowed on other Resident's private areas, or in or on any play areas or common sitting spaces.
10. All pets must be leashed or crated when outside of your particular apartment. This includes when traveling through common building areas (hallways, etc.) or outside.
11. No pets are allowed to be left outside without owner supervision and under no circumstances are pets allowed to be on a "run" or leashed up to a building or a pole or any other such non-human leash holding device.
12. No pets are allowed to be on a leash longer than 6" feet.



### **RULES AND REGULATIONS: Cats**

1. Cats/Kittens must have clean kitty litter provided for them in their apartment. The litter **MUST** be kept clean and free of odor at all times. It may not be disposed of in any toilet;
2. When outside, cats and kittens **MUST** be leashed or crated;
3. A veterinarian's statement that the cat is (a) in good health, (b) has received all inoculations for the year, including rabies vaccination and feline leukemia, and (c) has been neutered or spayed, is required before move-in;
4. Cats are not permitted to make noises that affect the peaceful enjoyment of others.
5. Kittens that move in before they are spayed or neutered must have this procedure done by 6 months of age. The Resident shall provide the Property Manager with proof by 7 months of age;
6. Renter's Insurance that includes pet liability coverage is required for all Residents who live with a cat. Evidence of such policy must be provided to the Management Company before the pet moves in. The policy must show Alliance Asset Management as an entity to notify if the policy is cancelled or lapses. Insurance must be in force at all times your pet resides with you.

### **RULES AND REGULATIONS: Dogs**

1. Only one dog is permitted per household;
2. Dogs can weigh no more than 30 pounds at full maturity, unless the dog is a service dog and has been approved as a Reasonable Accommodation under the Fair Housing Act.
3. Under no circumstances will Pit Bulls, Rottweilers, Akitas, or Dobermans be allowed.
4. When outside, dogs and puppies must be leashed or crated;
5. Renter's Insurance that includes pet liability coverage is required for all Residents who live with a dog, unless the dog is a service dog and has been approved as a Reasonable Accommodation under the Fair Housing Act. Evidence of such policy must be provided to the Management Company before the pet moves in. The policy must show Alliance Asset Management as an entity to notify if the policy is cancelled or lapses. Insurance must be in force at all times when the dog resides with you.
6. A veterinarian's statement that the dog is (a) in good health, (b) has received all inoculations for the year, including rabies vaccination, and (c) has been neutered or spayed is required before move-in;



7. Puppies that move in before they are spayed or neutered, must have this procedure done by 6 months of age. The Resident shall provide the Property Manager with proof by 7 months of age;
8. Dogs should not be left unattended for long periods of time, as this may cause the pet to damage apartment.
9. Dogs are not permitted to make noises that affect the peaceful enjoyment of others.

#### **RULES AND REGULATIONS: Birds**

1. No more than two birds may be housed in one bird cage;
2. Only the birds and numbers per cage stated on the Pet Request form will be allowed at any time;
3. Cages must be kept very clean. In addition, the area surrounding the cage must be kept clean and free of debris;
4. Birds are to remain caged at all times. At no time will birds be permitted to fly free around the apartment. Any indication of free roaming birds will be considered a violation of the PET POLICY, and grounds for removal of the bird(s);
5. Birds are not permitted to make noises that affect the peaceful enjoyment of others.
6. Renter's Insurance that includes pet liability coverage is required for all Residents who live with a bird. Evidence of such policy must be provided to the Management Company before the bird moves in. The policy must show Alliance Asset Management as an entity to notify if the policy is cancelled or lapses. Insurance must be in force at all times when the bird resides with you.

#### **RULES AND REGULATIONS: Fish, Hamsters, Hermit Crabs, Turtles**

1. Aquariums/cages shall be no greater than 10 gallons in size Aquariums/cages must be kept clean. Permission from the Property Manager is required.

**PETS OTHER THAN THOSE LISTED ABOVE WILL NOT BE ALLOWED AT  
VOSE FARM RESIDENCES.**

#### **PET WASTE**

The Resident has full responsibility for the care, behavior and cleanliness of the pet in or out of the apartment. Pet waste will not be tolerated on any of Alliance's grounds. All pet waste

from cage or litter box must be disposed of in a sealed plastic bag and placed in appropriate waste receptacles. DO NOT FLUSH WASTE DOWN THE TOILET. If you have a dog, you must clean up after him/her each and every time he/she defecates and dispose of waste in a sealed plastic bag and in an appropriate waste receptacle.

## **ANNUAL RECERTIFICATION**

During annual lease renewal/re-certification, Residents must document updated distemper and rabies vaccinations, and if they have not already done so, must verify that the cat or dog has been neutered or spayed.

The following actions may result in the termination of your Pet Agreement:

1. Unauthorized pets in the apartment;
2. Clogged toilets as a result of flushing pet waste;
3. Pets who cause damage to the unit;
4. Pets who violate other Residents' right to quiet enjoyment;
5. Pet waste that is not disposed of properly;
6. Pets who are neglected and/or abused;
7. Failure of a unit inspection due to pet cleanliness issues;
8. Pets that are outside and unleashed;
9. Pets that are outside and tied up to a run, tree or other device;
10. Failure to remove a pet after being asked to do so;
11. Continual failure to maintain a 'flea free' unit;
12. Birds allowed to fly free in the apartment;
13. Failure to provide the Property Manager with annual documentation of vaccinations and/or spay and neutering papers; and of renter's insurance.
14. Any other material breach of this PET POLICY.

Any actions taken by the landlord to remedy violations to this policy, to remove the pet from the home, or repair damage to the apartment that is caused by your pet, will be billed accordingly, and charged to the unit. Failure to pay these fees within 30 days of billing may result in termination proceedings. I understand that this is an addendum to my lease and failure to comply with this policy is a direct violation of my signed Lease Agreement and may result in forced removal of the pet from the premises and/or termination of my Lease Agreement.

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