

MOUNT CARMEL GARDENS, INC.
5846 MOUNT CARMEL TERRACE
JACKSONVILLE, FLORIDA 32216



PET OWNERSHIP RULES

These rules are intended to serve as pet ownership guidelines for Mount Carmel Gardens. They were developed with the assistance of rules as outlined in the Federal Register dated December 1, 1986, 24 CFR Parts 243, 511, 842, and 942, with the approval of Mount Carmel Gardens Board of Directors. Modification of these rules is permitted, but must first be cleared by the management of Mount Carmel and, some instances, the area office of the U.S. Department of Housing and Urban Development (HUD).

Mount Carmel Gardens recognizes positive benefits of owning a pet. We also recognize that non-pet owners have rights and these policies are intended to serve as guidelines for pet ownership to provide a quality of life for all residents. Mount Carmel Gardens reserves the right to refuse/or set limitations on the number of pets permitted in the building.

DEFINITION

For the purpose of this pet policy, "pet" is defined as domesticated small animals traditionally kept in the home for pleasure rather than for utility or commercial purposes. Pet is understood to be limited to dogs, litter-box trained cats and birds. These policies, in compliance with federal regulations, distinguish cats and dogs from other pets as "fur-bearing" animals.

The following type animals will not be allowed:

1. No cold-blooded animals such as snakes, iguanas, alligators, and other reptiles.
2. No rodent type animals such as hamsters, gerbils, pet mice or rabbits.

The following guidelines will apply:

1. No more than one fur-bearing animal is allowed per apartment.
2. There may be no more than two birds per apartment.
3. Fish aquariums of ten(10) gallons or less are permitted. Special permission is required to have tanks larger than ten(10) gallons.

4. Guests are not permitted to bring any pets into the building without special permission. The ONLY exception to this rule will be a guide dog for the visually handicapped. Any violation of this guideline will result in revocation of any further pet privileges.

LOCATION OF PETS IN THE BUILDING

Pets shall not be brought into carpeted areas, dining areas or other public gatherings without obtaining special permission. When dogs or cats are moved through the building, they must be moved from the resident's apartment to the outside exit. A violation will result in a verbal warning the first time, and a written warning the second time. A third violation will result in the resident being informed that his/her pet must be removed from the building with five(5) days.

SIZES

Dogs shall weigh no more than 20 pounds at time of maturity and stand no more than 15 inches at the shoulder. No puppies are permitted due to problems inherent to puppies.

LICENSURE AND TAGS

Every dog and cat **MUST** wear the appropriate local animal license- a valid rabies tag. All licenses and tags must be current. No cat or dog will be allowed to move in without proof of tag and license. Residents will be expected to provide proof on a yearly basis that all licensure and tag rules are current. This will be in effect for the duration of the pets stay in the building.

PET REGISTRATION

Every pet must be registered with the management during the admissions process. Registration of dogs and cats requires proof of current dog or cat

licensure, including proof of current inoculations. Cats must be feline leukemia tested and the results negative.

If residents acquire a pet after their move-in process, a pet ownership application form will also be required to provide proof of current inoculations.

Management reserves the right to prohibit the admission of any pet in cases where it determines the pet does not meet the requirements of this pet policy.

LIABILITY

Residents owning pets shall be liable for the entire amount of all damages to Mount Carmel Gardens caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners will be liable for the entire amount of any injury to the person or property of any other residents, staff or visitors of Mount Carmel Gardens caused by their pet; and shall indemnify Mount Carmel for all costs of litigation and attorney's fees resulting from such damage. Any pet that exhibits any type of aggressive behavior will be removed from the building immediately by the owner or the appropriate authorities.

SANITATION

Dogs and cats are required to be "housebroken". Cats must be litter-box trained and dogs must be able to exercise outside the building. Management shall designate spaces to be used exclusively for the purpose of exercising dogs. Pet owners will be responsible for the immediate clean up of feces after the exercise of their dog. Resident dog owners must bag and securely tie dog feces and deposit it in the designated trash receptacles. Dog owners are responsible for the immediate clean up of dog "accidents" in their apartment, hallways, the elevator or any other area where an accident should occur. Cat owners shall bag "kitty litter", tie securely and drop in specified trash receptacles.

FLEA CONTROL

Owners of fur-bearing animals must consent to regular flea control. Any extra

charges over and above the usual and customary fee related to pest control will be the financial responsibility of the owner. This fee will be billed monthly and be payable the first of each month.

LEASHES

All dogs shall be on hand-held leashes at all times outside the confines of the pet owner's apartment. Cats must be secured in an appropriate carrier or on a leash.

NOISE

No pet may make noise which disrupts other residents. Barking and/or whining pets. These pets must be removed from the building within five(5) days.

ALTERNATIVE CARETAKER

The pet owner must supply management with the names of at least two persons who will assume immediate responsibility for the pet in case of emergency(i.e., when the pet owner is absent or unable to adequately maintain the pet). It is the responsibility of the pet owner to inform the management of any change in the names, addresses or telephone numbers of persons designated alternate caretakers. Any expenses relating to alternate caretakers are the responsibility of the pet owner.

In case of emergency, when the management is unable to contact the alternate caretaker(s), the pet owner agrees to allow management to place the pet in an appropriate boarding facility with all fees and costs borne by the pet owner. Management will be notified upon move in which facility will accept the pet. The owner will make arrangements with the boarding facility to accept the pet in the emergency. Within five days of the emergency, the resident, his agent, family or estate must make arrangements with the holder of said pet as to its disposition and shall be responsible for all obligations, financial and otherwise, for such disposition. The resident pet owner absolves management and/or its agents of any and all liability, financial or otherwise, for actions taken on behalf of the pet owner, or well-being of the pet.

SICK OR INJURED ANIMALS

Pets which suffer illness for injury must be immediately taken for veterinarian care at the resident pet owner's expense.

POLICY ENFORCEMENT

Any resident who receives three letters of violation of this pet policy and a letter of intent describing these violations from management, may be required, after private conference, to remove the pet from the premises, and provide management with a signed affidavit stating that the pet is no longer on the premises and will not return in the future. Misrepresentation of this affidavit will be grounds for eviction of the resident.

Management exercises the right to act immediately in insisting an offending pet be removed forthwith in situations deemed to be of an emergency nature. In such instances, management will act as specified in the section "Alternative Caretaker" in removing a sick, diseased, injured, and/or aggressive animal.

SPECIALLY-TRAINED ANIMALS

Specially-trained animals to assist the visually and/or hearing impaired and other handicapped persons will not be required to meet limitations as to pet size, but will be required to meet all other aspects of these rules.

NO VISITING ANIMALS PERMITTED

These rules pertain only to residents and resident pet owners. No visiting pets are allowed on the premises, unless they are specially-trained animals to assist persons with disabilities. There are no exceptions to this rule without approval from management. A copy of the approval will be provided to the front desk to avoid confusion.

PET DEPOSITS

Each dog or cat owner must provide a pet deposit in the amount of \$300.00 which will be refundable upon determination that no damage has been done. Costs of damage will be itemized and provided to the owner and deducted from the deposit. If extenuating circumstances occur in relation to the amount of the deposit, each case will be considered on an individual basis.

EMERGENCY PROCEDURES

When the fire alarm sounds, pets are to be placed in the bathroom. If evacuation is necessary, the fire department will be responsible for the evacuation of residents first and then pets.

MANAGEMENT DETERMINATION FORM

Mount Carmel will complete the determination form. This form will be used to determine whether the pet should be admitted into the building. Management reserves the right to prohibit the admission of any pet in cases where it determines the pet or pet owner will not be able to meet the requirements of these pet rules.

I/We agree to the above Pet Rules Agreements.

Tenant Tenant Date

Mount Carmel Gardens, Inc.

By _____
Name Title Date

MOUNT CARMEL GARDENS

MANAGEMENT PET DETERMINATION FORM

TYPE OF PET _____

SPAYED/ NEUTERED YES _____ NO _____

CITY LICENSE YES _____ NO _____

RABIES TAG YES _____ NO _____

HEALTH CERTIFICATE YES _____ NO _____

FELINE LEUKEMIA TESTED YES _____ NO _____

LIABILITY INSURANCE YES _____ NO _____

ALTERNATIVE CARETAKER YES _____ NO _____

1. NAME _____ PHONE _____

ADDRESS _____

2. NAME _____ PHONE _____

ADDRESS _____

VETERINARIAN YES _____ NO _____

1. NAME _____ PHONE _____

ADDRESS _____

BOARDING KENNEL

1. NAME _____ PHONE _____

ADDRESS _____

DEPOSIT YES _____ NO _____

1. AMOUNT _____ NOTES _____

PET ACCEPTED YES _____ NO _____

MOUNT CARMEL MANAGEMENT _____

DATE _____