



**WILLOW
VALLEY**
COMMUNITIES

Policy

Willow Valley Communities welcomes pets (cats, dogs, birds or fish) that move in with their owners. A maximum of three pets is permitted. We require that all pet owners follow the guidelines outlined below:

Procedure

1. Pet Care

- a. Residents are required to provide proper care for their pets.
- b. If you have a dog, you must have the ability and means to:
 - i. walk the dog outside several times a day – on the outer perimeter of the property or as directed by the Manager of Resident Services.
 - ii. clean up after your dog and dispose of waste properly.
 - iii. purchase food, supplies and appropriate medical care.
 - iv. keep the residence odor free.
- c. If you have a cat, you must have the ability and means to:
 - i. maintain the litter box – carrying litter, changing litter box and disposing of old litter properly.
 - ii. purchase food, supplies and appropriate medical care.
 - iii. keep residence odor free.
- d. If you have other pets, you must have the ability and means to:
 - i. clean up after them.
 - ii. purchase food, supplies and appropriate medical care.
 - iii. keep residence odor free.

2. Veterinary Care

Pets that reside at Willow Valley Communities must:

- a. have a local Veterinarian for their care – we ask that you provide the name, address and phone number on the Pet Application to be kept in your Administrative File.
- b. be seen by the veterinarian annually to ensure that the pet has current inoculations, including rabies shot.
- c. have a current license as recommended by a licensed veterinarian.
- d. be spayed or neutered (cats and dogs).

3. Emergency Contacts

- a. Willow Valley Communities requires that all pet owners have at least two emergency contacts. The emergency contacts would need to be available to respond in an emergency (within 24 hours) to care for the Resident's pet. If the emergency contacts are not available, then paid services will need to be arranged (i.e. pet sitter, local kennel, companion service if available).
- b. Willow Valley requires the following information be kept current and accurate in your Resident Administrative File for TWO emergency contacts:
 - i. Name
 - ii. Address
 - iii. Phone Number



WILLOW
VALLEY
COMMUNITIES

4. Pet Conduct

A Resident is responsible for the behavior of his or her own pet and any pets of their guests at all times. We ask that pet owners observe the following:

- a. Pets are not permitted in the common areas or courtyard.
 - b. Corridors are not to be used as places to exercise pets but only for routes for entering or exiting the buildings.
 - c. The pet must be on a leash at all times when outside the residence.
 - d. Residents with dogs are asked to respect plantings and lawns by walking the dog only on the perimeters of the property and not immediately outside the buildings. Pet waste must be picked up immediately, placed in a tied, plastic bag and disposed of in the in-house trash by the pet owner. No pet waste should be discarded in public waste cans.
 - e. As outlined in the Resident's Agreement Willow Valley Communities reserves the right to request the removal of a pet from the community under the following circumstances: if the Resident is no longer able to care for the pet, when the pet creates a hazard or annoyance to other Residents, or when the pet causes damage to the residence or public area. If the pet has a change in health status which creates maintenance issues (incontinence, etc.), Administration may also request the removal of the pet from the community.
 - f. Administration may request the removal of dogs that habitually create excessive noise
5. Pets may be replaced or added **with written permission from Administration.**
6. Exceptions to the pet policy may be considered.
7. A resident may have up to three pets under ONE of the following conditions:
- a. Three cats
 - b. Maximum of three dogs under 35 pounds
 - c. Maximum two dogs over 35 pounds and one cat
 - d. One dog any size and two cats
8. Willow Valley Communities reserves the right to exclude specific breeds, including but not limited to Pit Bulls, Rottweilers, German Shepherds, and Doberman Pincers.

NOTE: see following pages for **Pet Application/Information Form**



**WILLOW
VALLEY**
COMMUNITIES

Pet Application/Information Form

Resident Name: _____

Phone #: _____

Community: Manor Lakes North Spring Run Providence Park

Residence #: _____

- ❖ Only three pets are permitted under one of the following conditions, excluding fish (no maximum).
 - Three cats
 - Up to three dogs under 35 pounds
 - Up to two dogs over 35 pounds and one cat
 - Two cats and one dog under/over 35 pounds
- ❖ Reptiles or rodents are not permitted.
- ❖ Dogs must be at least one year old, and must be fully trained.
- ❖ Cats must be at least one year old, and must be fully trained.
- ❖ Additional information may be required before approval/decision can be made.
- ❖ Willow Valley Communities reserves the right to exclude specific breeds, including but not limited to Pit Bull, Rottweiler, German Shepherd and Doberman Pincer.

TWO RECENT PHOTOS OF YOUR PET SHOULD ACCOMPANY THIS APPLICATION

PET INFORMATION:

Type of Pet: Dog Cat Bird Fish

Pet's Name: _____

Breed: _____ Color: _____

Age: _____ Height: _____ Weight: _____

Please list any current health or behavioral issues (i.e. incontinence): _____



**WILLOW
VALLEY**
COMMUNITIES

VETERINARIAN INFORMATION:

Vet Name: _____ Phone #: _____

Vet Address: _____

EMERGENCY CONTACT INFORMATION:

If emergency contacts are unavailable or unwilling to provide pet care, Willow Valley Communities will arrange for kennel placement at the resident's expense.

CONTACT #1:

CONTACT #2:

Name: _____

Name: _____

Relationship: _____

Relationship: _____

Address: _____

Address: _____

Phone #: _____

Phone #: _____

I/We understand that if approved, I/we will comply with stated pet guidelines that accompany this application, and will assume full responsibility for the action(s) of the above stated pet. I/We further understand that guidelines can change from time to time, as determined necessary by Administration.

I/We acknowledge that if the approved pet annoys other Residents; creates a safety concern; or, has a change in health status which creates a negative impact on the community, that Administration reserves the right to address the situation with remedy, up to and including requiring the Resident to make arrangements for the pet to reside elsewhere.

Applicant(s): _____

Date: _____

Approved by: _____

Date: _____

Thank you for providing the above information. Should your pet's emergency contact information change, please update this information immediately, with the Manager of Resident Services.