



# Freedom Village at Brandywine

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## PET POLICY

The community welcomes pets (cats, dogs, birds, or fish) to move in with their owners. Pet owners are encouraged to purchase a condominium on the first floor. This policy is to provide for the health and safety of the residents of Freedom Village Brandywine. Dogs are permitted in all condos on the first floor and then on floors 2-5, one dog per "conjoined hallway" that share common elevators. The following provisions of the policy are to be enforced by the Executive Director.

### Pets\*:

- ❖ Residents are permitted to have one pet.
- ❖ Pets must be house-trained.
- ❖ Dogs must be under 40lbs.
- ❖ Height no more than 18 inches.
- ❖ Reptiles, rodents, and farm animals are not permitted.
- ❖ Dogs & Cats must be at least one year old and fully trained.
- ❖ Pets must be spayed/neutered.
- ❖ The community reserves the right to exclude specific breeds, including but not limited to Pit Bulls, Rottweilers, German Shephard's, and Doberman Pinschers.
- ❖ Pet must have a history of friendly behavior and no incidents of aggression.
- ❖ Additional information may be required before approval/ decision can be made.

*\*Exceptions to pets above can be granted by the sole discretion of the Executive Director.*

### Application Procedure:

1. Residents must complete the Freedom Village Brandywine Pet Application and Responsibility Agreement and submit to the Sales Counselor with a picture of the pet. This includes biographical information about the pet and proof of current vaccinations. An emergency contact in the event of emergency is also mandatory.
2. Pre-approval from the Executive Director is required.

3. Residents will receive the pet policy and be required to sign the community Freedom Village Brandywine Pet Application and responsibility agreement prior to move-in.
4. For the safety of other residents, the pet will be assessed by the Executive Director. The Executive Director shall, at their sole discretion, determine if the pet does or does not meet the criteria for residency.
5. Residents will be assessed on an individual basis as to their ability to independently care for their pet. If the resident is deemed not capable of caring for the pet, the pet will not be permitted.
6. The resident shall sign the Pet Application and Responsibility Agreement to provide written information, including the name and phone number of responsible parties, should they not be able to care for the pet in the event of an emergency.
7. The resident(s) agree to pay a non-refundable "Pet Deposit" of \$250.00 at the time of closing on their apartment. Furthermore, upon release and subsequent move out of the apartment home, the community has the right to assess additional refurbishment fees for excessive wear and tear as a result of the pet residing in the condominium.

### **Requirements:**

#### **1. Pet Care**

- a. Residents are required to provide proper care for their pets.
- b. Residents that have a dog, must have the ability, and means to:
  - i. Walk the dog outside (on the parameter of the property) at least 10 feet away from the main building several times a day.
  - ii. Clean up after your dog and dispose of any waste properly which includes using plastic bags and disposing in green waste containers.
  - iii. Purchase food supplies and appropriate medical care.
  - iv. Keep the residence odor free.
- c. Residents that have a cat, 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. Residents that have a bird or fish, 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.

- e. Pets can only ride in the freight elevator.
- f. Pet owners should utilize the service entrances located directly opposite the first-floor elevator banks.
- g. Pets must be leashed at all times when outside of the condominium and kept close to the owner. Leash length to not exceed six feet indoors and not to exceed 10 feet outdoors.
- h. Residents may not bring their dog into the Village Green area unless for accessing the parameter areas.
- i. Residents are encouraged to utilize the stairs when walking in the building but must utilize the freight elevator if needed.

## **2. Veterinary Care**

*Pets that reside in the community must:*

- a. Have a local veterinarian for their animal's 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. Dog and cat owners must be able to produce documentation of current vaccinations. A copy will be maintained in the resident's personal file, and it will be required to be updated annually. A copy of the vaccination must also be submitted to the Executive Assistant.

## **3. Emergency Contacts**

- a. The community requires that all pet owners have at least two emergency contacts. The emergency contacts would need to be available to respond to 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 services if available). The community reserves the right to make these arrangements, if needed, with cost to be paid by the residents.
- b. The community 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
- c. Should a resident with a pet require a move to healthcare, the resident's emergency contact person will take responsibility for the pet.

#### 4. Pet Conduct

Residents are responsible for the behavior of their own pet and any pets of guests at all times. Pet owners must observe the following:

- a) Pets are not permitted in interior public areas carrier (i.e., mailroom, lobby, dining venues, passenger elevators, etc.) except when in transit, and they **must** be on a leash or in a carrier.
- b) Due to the American With Disabilities Act (ADA) and the Fair Housing Act (FHA), a certified service animal or emotional support animal would be legally permitted in the common areas or courtyards (i.e., mailroom, lobby, culinary venues, elevators, etc.)
- c) Pets must always be caged or on a leash when outside the residence. *Pets may not be kept unattended on or near patios, even if leashed.*
- d) Pet owners with dogs are asked to respect plantings and lawns by walking dogs on the perimeter of the property and not immediately outside the buildings.
- e) Pet owners must immediately pick up and dispose of all pet waste in a tied bag. Disposal of pet waste in outdoor trash cans must be double bagged.
  - i. Pet waste stations are located throughout the campus. The stations include both a dispenser with bags and a receptacle for disposing of single bagged waste.
  - ii. Pet waste should NOT be discarded in public waste cans at building entrances.
- f) Dogs and cats must be effectively house-trained and use accepted methods.
- g) Utilization of flea control program.
- h) The community reserves the right to request the removal of a pet from the community. Should at any time the Executive Director determines that the pet no longer meets the established criteria, or the resident is no longer able to independently care for the pet, the resident will be notified and must make other living arrangements for the pet within a reasonable timeframe determined by the Executive Director.
  - a. Reasons for removal of a pet from the community:

- i. Pet owner is no longer able to care for their pets.
  - ii. The pet creates a safety hazard or annoyance to other residents or employees.
  - iii. The pet causes damage to the residence or a public area.
  - iv. The pet has a change in health status which creates issues.
  - v. The pet habitually creates excessive noise.
  - vi. Dogs must not pose a threat or nuisance to other residents.
  - i) All complaints regarding pets will be directed to the Executive Director and investigated thoroughly. The Executive Director will determine what, if any, corrective action is to be taken.
  - j) Pet replacement requires written permission of the Executive Director, Only dogs on the first floor may be replaced without such approval.
5. The community reserves the right to inspect pets and/or resident's units at any time when there is a reason to believe there has been a violation of the Pet Policy. Violation of this policy may result in the loss of the privilege of maintaining a pet on the property.
6. Guests are allowed to bring pets to the community for day-visits but must receive written permission by the Executive Director to stay overnight in a condo. Guest pets are the responsibility of their host/resident and must comply with all provisions of the Pet Policy.

Effective Date: July 20, 2023

Next Scheduled Review Date: January 2024



# Freedom Village at Brandywine

## PET APPLICATION AND RESPONSIBILITY AGREEMENT

Resident Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Community: \_\_\_\_\_ Residence #: \_\_\_\_\_

❖ Permission to have pets will be approved by the Executive Director

### 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): \_\_\_\_\_

### VETERINARIAN INFORMATION:

Vet Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Vet Address: \_\_\_\_\_

### EMERGENCY CONTACT INFORMATION:

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

CONTACT #1: Name: \_\_\_\_\_ CONTACT #2: \_\_\_\_\_

Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_