



PET POLICIES AND RESTRICTIONS

Here at Bellaria Townhomes, we know that pets may be important members of your family and we welcome them as residents as long as you and they comply with the following policies and restrictions. Much of this is contained within the pet addendum which every resident must sign as part of the lease; however, key elements of the policy are highlighted here.

- 1) We welcome pets but **no more than two animals may reside in a Bellaria townhome.** Allowable animals include cats, dogs, rabbits, guinea pigs, hamsters, gerbils, small caged birds and fish. Exotic or wild animals such as monkeys, snakes and other reptiles and livestock are difficult to raise fairly in homes and thus are not permitted here. Dogs must weigh less than 50 pounds and fish tanks must be no larger than 30 gallons. Breed restrictions include but are not limited to* :

- Akitas
- Alaskan Malamutes
- American Bull Dogs
- American Staffordshire Terrier (aka Pitt Bulls)
- Argentine Dogos
- Bull Mastiffs
- Doberman Pinschers
- Fila Brasileiros
- German Shepherds
- Great Danes
- Huskies
- Presa Canarios
- Rottweiler
- Staffordshire Bull Terriers (Pit Bulls)
- Tosa Inus
- Wolf Hybrids
- All mixes of these breeds

- 2) Before you bring an animal into your home, you must provide the following items to be kept on file as part of your lease:
 - a) A recent photo of the animal so we know who is living here and can return a lost or loose pet to his/her home.
 - b) For a dog or cat, we require written proof of current Harris County or City licenses and vaccinations (from the vet).
- 3) Resident dogs, cats and rabbits must be **sterilized before they reach six months of age.** Written proof of sterilization from a veterinarian is required to be on file with your lease.
- 4) **Cats and dogs must wear collars with up-to-date identification at all times.** This will make it easier to return the animal to his or her owner if it does become lost or loose.

While we welcome pets, having them as residents requires that they and their owners follow rules of good behavior and consideration for others.

- 1) **Animals must be kept under control at all times.** This includes a requirement that cats be kept indoors or on a harness under direct supervision when outdoors. Dogs must be on a leash and under human control while outdoors. Dogs may exercise off-leash only in the fenced dog park. No animals may be chained or otherwise tethered outside.
- 2) **Pet waste may not be left on the ground, sidewalk, in parking tunnels or other common areas.** Pet waste stations are provided throughout the property for convenient disposal.

Bellaria Townhomes reserves the right to deny residency to any animal deemed aggressive whose breed is not explicitly listed. Should your pet injure any other pets, residents or Bellaria Townhomes associates, you will be asked to remove the pet from the premises immediately.

** Other pets may also be restricted. Please contact our community for details.*