



Everett
Apartments ^{EA}
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PET POLICY

In accordance with federal law, animals that assist persons with handicaps or disabilities are not subject to certain provisions of the Pet Policy, for example, the requirement for an additional deposit for pet (see below) shall be waived. Other provisions, however, such as the Rules for Pet Care (see below) shall apply equally to service or companion animals as to pets. Provisions which may not apply to service animals are denoted by an asterisk “”. Common household pets shall be defined as “smaller domesticated animals such as a dog, cat, bird, rodent, fish, turtle, etc.”*

A maximum of two pets per apartment is permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of 55 gallons shall be permitted. No more than one aquarium or terrarium with a maximum capacity of 55 gallons shall be permitted per apartment. Rodents other than hamsters, gerbils, rats or mice are not common household pets. Reptiles other than turtles, snakes, or lizards are not common household pets. No venomous pets of any kind are allowed on the premises. Any type of pet not specifically mentioned in the “Pet Policy” requires written permission from the management which can be issued by means of completing and signing a “Pet Agreement.”

1. No more than one dog shall be permitted in a household.* With respect to dogs, “Pit Bulls” or Pit Bull mixes, Rottweilers, and Doberman Pinchers are specifically prohibited and shall not be allowed. This policy is designed to permit reasonable ownership of pets and should not be construed so as to allow the ownership of a trained “guard” dog or “attack” dog, nor should it be construed as favoring ownership of animals for the purpose of dog or cat breeding, since dogs and cats will be required to be spayed or neutered in accordance with this policy. A resident with a dog or cat may also have other categories of “common household pets” as defined above, but may not have more than 2 total pets other than fish.
2. No dog or cat shall exceed 18 inches in height at the shoulder or 35 lbs. in weight when fully grown.*
3. Each pet owner shall be responsible for the proper care of the pet, including, but not limited to, good nutrition, grooming, routine veterinary care, flea control, routine inoculations, and compliance with all City, County, State and Federal statutes, ordinances, rules and regulations and anti-cruelty laws and regulations.
4. All dogs and cats must be registered with the Management office immediately; and no later than ten (10) days following their introduction to the community, pet owners will provide:
 - Basic information about the pet (type, age, description, name, etc.)
 - Provide a picture of the animal for identification purposes.
 - All dogs and cats shall be inoculated, licensed and spayed or neutered and owners shall provide veterinarian written verification of inoculations against rabies and certification of spay/neuter.
 - Proof that inoculations and license of the pet shall be verified annually.
 - Payment of an additional security deposit of \$200.00 for cats and small rodents and fish. \$200.00 for a dog, (to be paid in full or in the case of hardship, over a period of time not to exceed six months) to help defray the costs of potential damage done by a dog or cat to the unit.*
 - The pet owners must sign a “Pet Agreement” with the management office which becomes a part of their lease agreement.

5. The pet owner shall keep the unit and surrounding areas free of pet odors, insect infestation, waste and litter related to their pet and maintain the unit in a sanitary condition at all times.
6. Each pet owner shall be responsible for clean up after their pet anywhere on property, including carrying a “pooper scooper” and/or disposable plastic bag anytime the pet is outside of the unit. Residents owning a cat shall maintain a waterproof litter box for cat waste. Litter boxes are not allowed outside the apartments. Litter boxes shall not be allowed to become unsightly or unsanitary, and will be ‘scooped out’ at least once per day. All pet waste, including litter shall be double bagged and disposed of in the outside garbage can or dumpster. No pet waste shall be put down a trash chute, or disposed of in the toilet.
7. A pet owner shall not allow his/her cat loose in the common areas of the building or grounds. His/her cat shall be kept under the owners control at any time they are in common areas of the building or grounds, and should only be in said common areas for the express reason of coming to and going from the property. No dogs in any community shall be allowed loose in the common areas of the building or grounds. When outside the unit, dogs must be accompanied by their owner and restrained with a leash. Other pets shall be in a suitable portable cage when outside the unit.
8. Each pet owner shall maintain their pet in such a manner as to prevent any damage to their apartment, common areas and grounds of the community.
9. No pets shall be groomed in the common areas of community.
10. No pets shall be allowed in the common areas of community. *
11. Each pet owner shall maintain their pet in such a manner as to prevent the animal from being a nuisance or a threat to the health or safety of Everett Apartments employees, vendors, the public or other residents in the community by reason of noise, unpleasant odors or other objectionable situations. Pets shall not be allowed to annoy other residents by prolonged or constant barking or howling, at any time of the day or night.
12. No pet shall be abandoned when the resident vacates.
13. The resident shall pay promptly, upon receipt of a bill, for all materials and/or labor for repair of any damage caused by his/her pet.
14. In the event of a pet’s death, the resident shall be responsible for disposing of the pet remains in accordance with Federal, State and/or City laws, rules or regulations.
15. Visiting pets are not allowed. *
16. Pet owners will provide the name, address and phone number of at least one responsible party who will care for pet if the pet owner dies or is unable to provide care.
 - In the event a resident cannot care for his/her pet due to an illness, absence, or death, and no other person can be found to care for the pet, and after 24 hours has elapsed, the resident hereby gives permission for the pet to be released to the Humane Society, Chico Animal Control or any other suitable agency. In no case shall the property incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.
17. Cruelty to animals is a violation of state and local law and is a violation of this pet policy. Beating, neglecting, or otherwise harming an animal in your care may be grounds for termination of your lease.