



PETS

Highland Hills follows all guidelines of the FHAct and Section 504 of the Rehabilitation Act of 1973 and the ADA with respect to animals that provide assistance to individuals with disabilities.

Cats

All cats must have veterinary certification of current required vaccinations and be spayed or neutered. No more than 2 cats per apartment are allowed.

Dog

Dogs are allowed in designated buildings only. All dogs must be less than 20 pounds. Highland Hills scale weight is final if weight is disputed. Average adult weight is used for weight determination. All dogs must have veterinary certification of current required vaccinations, including but not limited to Rabies, and must be spayed or neutered. All dogs must be on a leash when outdoors. Dogs are to relieve themselves in designated areas only; owners **MUST** clean up immediately afterwards. No more than 1 dog per apartment is allowed.

Fines for not pick up pet waste:

\$50 – 1st incident; \$75 – 2nd incident; \$100 – 3rd incident

Miscellaneous

The non-refundable pet fee is **\$200 per pet**. Cats and dogs are the only pets allowed. Each cat and dog must be registered with the office **prior** to move in or at the time of acquiring the pet. The Highland Hills pet tag must be worn at all times. Please be aware of your neighbors and try to keep pets quiet, especially at night.

Pets are not allowed to “visit” your apartment. According to Section B:12 of the Resident Lease, “*Small dogs with a maximum adult weight of 20 pounds are allowed in certain apartments in **DESIGNATED BUILDINGS** only. Cats are allowed in all apartments. A non-refundable \$200 pet fee, per pet, is required along with a completed Pet Application form before the pet is brought into the Apartment. RESIDENT may not keep, board, “baby-sit” or otherwise allow animals or pets to be present in the Apartment under any circumstances or for any period of time whatsoever unless above procedure is followed. Failure to comply with this lease term will result in a **\$100 FINE PER INCIDENT** and/or possible eviction.”*