

# PET POLICY

## SOUTHLAND RESOURCES, LLC

*Pets are welcome at all properties owned and managed by Southland Resources; however, there are guidelines that applicants/residents must agree to before being allowed to keep a pet in one of our rentals:*

**1.** All pets must be fully trained for inside living and not destructive in any way to the property in which they reside.

**2. Breed:** Breeds of dogs in the group responsible for the highest number of bite fatalities—sometimes called Pitbull Terriers, Bull Terriers, American Staffordshire Terriers, American Pitbull Terriers, or American Bullies—are not approved. The foregoing applies to both purebred and any mix containing a significant percentage of one of these breeds. Applicants must provide the breed, weight, and age of their pet, and a picture of the pet must be submitted.

**3. Weight:** SouthLand has a collective weight limit (of all animals in the unit) of 90 pounds for fully-grown pets (average weight of the adult dog breed will be applied if a puppy); however, some condominium associations may have a lesser collective weight limit which will apply to SouthLand renters. For example, Riverbend Condominiums has a maximum collective weight limit of 50 pounds.

**4. Immunizations:** Owners must provide proof that their dogs and cats have received current vaccines for rabies and canine distemper/adenovirus (hepatitis)/parvovirus vaccine (given as one vaccine called DAP or DHP) and maintain such vaccines, or in the latter instance provide evidence of immunization through titer testing.

**5. Leash Requirements:** All pets must be leashed and under the control of their owners at all times when outside the home. This is in accordance with the Greenville City ordinances concerning pets.

**6. Tethering:** Tying dogs or cats outside the rental unit is not allowed.

**7. Waste Removal:** All pet waste must be bagged and removed from the grounds of the community. This is also a City of Greenville ordinance for all areas within the city limits of Greenville.

**8. Excessive Barking:** Noise from pets that is excessive and is a disturbance to neighbors is not allowed, including howls, barks, whines, or cries to 'such extent as to materially interfere with or affect the health, comfort, peace and quiet of the public, or the reasonable use and enjoyment of the neighboring properties'." [Greenville County ordinance]

**9. Pet Fees:** A non-refundable pet fee of \$50 per month is charged to have a pet in one of our properties. If damages occur that exceed the amount of funds collected as pet fees, Southland reserves the right to deduct additional costs from the Security Deposit. If the damage repair exceeds the amount

paid in fees and the amount of Security Deposit, the owner will be required to pay any amount over the total already paid.

**10. Service Dogs and Emotional Support Animals:**

Applicants/tenants with Service Animals and Emotional Support Animals will be exempt from the pet fees and pet breed and weight restrictions located in this Pet Policy. All applicants/tenants requesting Service Animals and Emotional Support Animals must otherwise comply with the Pet Policy.

To qualify for an Emotional Support Animal, the applicant/tenant must present reliable documentation that they have a disability that is a physical or mental impairment which substantially limits one or more major life activities and the animal the applicant seeks to use as an Emotional Support Animal must be directly related to that disability. The applicant must provide Reliable Documentation indicating the relationship between the animal's presence and the applicant's disability. For purposes of this policy, "Reliable Documentation" shall mean a letter from a licensed healthcare professional on his/her letterhead which contains:

- 1) the patient's name;
- 2) that the patient has a disability;
- 3) whether the health care professional has a professional relationship with the patient involving the provision of health care or disability-related services;
- 4) the type of animal for which the reasonable accommodation is sought;
- 5) information that reasonably indicates the animal does work, performs tasks, provides assistance, and/or provides therapeutic emotional support with respect to the individual's disability; and
- 6) the healthcare professional's contact and licensing information.

Documentation from online sources claiming to register or certify your animal as an Emotional Support Animal which are not directly provided by a licensed healthcare professional will not qualify as Reliable Documentation, and tenants/applicants who present such documentation as the sole evidence of their need for an Emotional Support Animal will not qualify for the Emotional Support Animal exemption from pet fees or pet breed and weight restrictions and will thereby be subject to the pet fees and pet breed and weight restrictions. Additionally, a request for an Emotional Support Animal may be denied where it would impose an undue financial or administrative burden or where it would impose a fundamental alteration to the nature of the landlord's operations. In such an event, landlord and tenant will engage in an interactive process to determine the availability of an alternative reasonable accommodation.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

agrees to abide by the above guidelines/rules regarding the keeping of a pet in one of Southland's properties and understands that a tenant's lease can be terminated for failure to comply with the provisions set forth in this policy.

**Approval by Landlord:** \_\_\_\_\_ **Date:** \_\_\_\_\_

