

La Hacienda Management, Inc.
1198 N. St, Augustine Drive
Dallas, TX 75217
972-807-2736

Rules and regulations for keeping pets

Your apartment is also a home for your, however, living in an apartment community gives all tenants responsibilities. The following policies have been adopted so that you and your neighbors can enjoy your home and community together with your pets. Any violation of these Rules and Regulations or policies could be a violation of your lease and could result in the termination of your lease. These Community Policies may change with 30 days written notice from us.

1. Dogs and cats (only) are allowed as pets
2. The following breeds are NOT allowed (regardless of size or weight): Rottweilers, American Staffordshire Bull Terriers ("Pit Bulls"), Chow Chows, German Shepherds, Doberman Pinschers, Japanese Tosa, Argentinian Dogo, Brazilian Fila, Husky, etc.
3. Maximum of 1 pet allowed for one-bedroom apartments and maximum of two pets for two and three bedroom apartments.
4. Maximum weight limit of 45 pounds or 20 kilos (adult).
5. Dogs and cats must be spayed or neutered (present proof at the office).
6. At the time of registration, you must present a recent photograph of the pet or pets that you will register; this proof will be in the apartment file.
7. With the renewal of your contract you must present a recent photo. The property representative will arrive at your apartment to confirm your pet's details.
8. The state of Texas requires dogs and cats to be vaccinated against rabies by 4 months of age. Vaccination must be administered by a licensed veterinarian. When you move-in, you must have a rabies vaccination certificate for your dog or cat signed by the veterinarian who administered the vaccine. You must always keep an up-to-date vaccination card.
9. There is a non-refundable deposit of \$250 per apartment that has or wants to have pets.
10. There is a monthly fee of \$25 per pet, which will be automatically charged to the rent balance of each month.
11. Inquire through the office about service pets.
12. You must pick up your pet's excrement (poop), (inside and outside your apartment), if you do not comply with this rule, you will receive a warning and up to a maximum of \$100 fine for the first warning, the charge may be doubled in the following warnings. The fine must be paid before the end of the month in which you receive the warning.
13. When your pet is outside of your apartment it MUST wear a collar and leash to prevent your pet from escaping or having fights with other pets or tenants. If there is an incident with your pet, the tenant is solely responsible for responding to the affected person(s), other affected pets and even damage to the property or assets of the tenants. We recommend that you always accompany children when they decide to take their pet out of the apartment.
14. It is not allowed to leave your pet tied to a balcony, railing, pole or any other place outside your apartment.
15. If office staff, maintenance or service providers show up at your apartment, you must ensure that the pet is on a collar and leash, or inside its cage or safe house to prevent it from attacking or bothering the staff.
16. If the maintenance staff must carry out the fumigation, you must make sure to place your pet in a safe place where it will not affect staff's work or sign a letter where you would be responsible for fumigation. This letter does not prevent the maintenance team from eventually inspecting your apartment, to confirm that there is no pest. If they confirm the existence of a pest you will be charge a negligence fee and we will have to fumigate.
17. La Hacienda Management, its agents, property owners, etc., is NOT responsible for pesticide poisoning in pets. This includes accidental exposure to pesticide poisoning through contact with pesticides used in your apartment, including ingestion of baits. Please see attached guidelines.

I have read the above Rules and Regulations, I understand that if I fail to comply in any way, including any item listed as part of the Rules and Regulations, my lease will be voided, and legal proceedings to vacate the apartment will take place.

Print Name & Signature

Date

Print Name & Signature

Date

Print Name & Signature

Date

Print Name & Signature

Date

