

ANIMAL POLICY

SKY Property Management (“SPM”) requires all residents wishing to bring animals into the community to read, understand, and comply with this Animal Policy. This policy is intended to balance the needs of residents, management, and animals, and to promote a safe, clean, and respectful living environment for all.

1. Animal Registration

- All animals must be registered and approved prior to being brought onto the premises. Registration must be updated annually at lease renewal.
- If an animal is removed during the lease term, the resident must notify management immediately. Monthly animal fees will continue for the duration of the lease unless otherwise approved in writing by management.

2. Animal Fees - Residents are required to pay:

- A one-time, non-refundable fee of \$250 per animal, and
- A monthly fee of \$25 per animal, unless otherwise specified by the community
- Residents must notify management immediately if an animal is removed to ensure lease records are updated.

3. Permitted Animals & Restrictions

- Requests to keep any animal not expressly permitted under this policy, or to exceed the allowed number of animals, must be submitted to Management in writing for approval.
- Service and assistance animals are excluded from these restrictions in accordance with applicable law.
- Management reserves the right to deny any animal deemed inappropriate for the rental environment based on size, behavior, breed, or other relevant factors.

I. Permitted Animals Include:

- Dogs
- Cats
- Rabbits
- Birds
- Fish
- Non-venomous reptiles
- Small caged mammals, including:
 - Guinea pigs
 - Hamsters
 - Gerbils
 - Mice
 - Domesticated rats
 - Hedgehogs
 - *Small caged mammals must be kept in appropriate enclosures at all times and maintained in a clean, sanitary, and odor-controlled condition.*

Small caged mammals are exempt from monthly animal fees; however, the \$250 non-refundable animal fee remains applicable per enclosure, and such animals are subject to all registration and approval requirements under this policy.

Aquariums with a capacity of **less than 55 gallons** are not subject to this policy or associated fees.

II. General Animal Limits (Most Properties) Unless otherwise specified:

- Maximum of **two (2) approved animals per unit**

- Combined weight may not exceed **100 pounds**
- Alternatively, one (1) dog under 100 pounds may be permitted

III. Restricted Animal Policy (Select Communities)

- Certain communities have more restrictive animal policies.
- At designated properties, residents are permitted only one (1) animal, which must be:
 - One (1) cat, or
 - One (1) small dog weighing 35 pounds or less

IV. Community-Specific Requirements - Residents must review the Community Overview page on the property's website to confirm:

- Applicable animal limits
- Weight restrictions

4. Documentation - All animals must receive proper veterinary care and be up to date on required vaccinations. Required documentation (updated at each lease renewal unless otherwise noted):

I. Dogs, cats, and other small mammals:

- Proof of current rabies vaccination, if applicable
- Veterinarian statement confirming the animal's temperament is suitable for apartment living, if applicable

II. Fish and non-venomous reptiles:

- No documentation required
- Aquariums 55 gallons or larger are subject to this policy

III. Birds and other approved animals:

- Subject to approval on a case-by-case basis

5. Service Animals - Residents with service animals will not be charged animal fees with proper documentation from a licensed medical provider dated within the past six (6) months.

Service animals are not required to provide a temperament statement. All other applicable health and safety requirements remain in effect.

- **Kentucky:** False representation of an assistance animal is a criminal violation (KRS 383.085)
- **Tennessee:** Misrepresentation constitutes a lease violation (TCA 66-28-505(f))

Residents remain responsible for any damages caused by the animal.

6. General Rules and Responsibilities

I. Animals must be under the control of a responsible individual at all times in common areas and must be restrained by leash or carrier. Animals may not be:

- Left unattended in common areas
- Left on patios or balconies
- Chained or tethered to any structure

II. Animal Welfare - Animals must not be left unattended for unreasonable periods:

- Dogs: no more than 9 hours
- Other animals: no more than 24 hours (on a regular basis)
- If an animal appears to be abandoned or neglected, management may enter the unit and arrange care. All associated costs will be charged to the resident.

III. Behavior & Disturbance - Residents are responsible for ensuring their animals do not disturb or inconvenience others.

- Violations must be corrected immediately
- After two (2) warnings, residents may be required to remove the animal within 30 days



- Severe incidents may result in immediate removal requirements
 - Animal endangerment or aggressive behavior may be reported to local authorities.
- IV. Cleanliness & Damage** - Residents are responsible for:
- Maintaining clean, sanitary living conditions
 - Preventing odors and pests (including fleas and mites)
 - All damage or injury caused by their animals
 - Animal-related damage is not considered normal wear and tear. Residents agree to:
 - Pay for all repairs
 - Pay for professional cleaning at move-out, including carpet cleaning and pest treatment
- V. Waste Disposal**
- Dog waste must be picked up immediately
 - Cat litter must be securely bagged and disposed of properly
 - Failure to comply may result in lease violations and applicable fees.

7. Agreement Terms – This Animal Policy is incorporated into and made part of the Lease Agreement. Approval is granted on a *per-animal* basis and applies only to the specific animal(s) listed in the Animal Registration Form. No substitutions or additional animals are permitted without prior written approval from Management. A separate registration form must be completed for each additional animal.

