

Pet Policies

A. Screening/Registration

Tenants must complete a Pet Application Form before occupying the unit. If the pet is a dog or a cat, a current photograph should be attached.

B. Permissible Pets

Sienna Condominiums Home Owners Association rules allow a maximum of two (2) pets per unit, with a maximum weight limit of 40 pounds each. Rottweilers and Pit Bulls are specifically excluded from the property. Permissible pets are as follows:

- Dogs – 40 pound weight limit, no Rottweilers or Pitt Bulls.
- Cats – tenant must provide litter box.
- Birds – caged at all times.
- Small Caged Animals - limited to guinea pigs, hamsters, gerbils, and ferrets.

C. Restrictions

- Pets can not be kept, bred, or used for any commercial purpose.
- Pets can not be allowed to roam free, be tethered, or left unattended on patios or balconies.
- Pets should be exercised only in pet exercise areas specifically designated for their use.
- No pets allowed in the pool areas.
- Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in designated waste containers.
- Cat litter may not be disposed of in toilets.
- Tenants are responsible for any damage caused by their pets.
- No pet shall be allowed to become a nuisance or create any unreasonable disturbance, such as:
 - a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets that make noise continuously or incessantly.
 - c. Pets in common areas not under the complete control of a responsible human companion.
 - d. Pets that relieve themselves on walls or floors of common areas.
 - e. Pets that exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets that are conspicuously unclean or parasite infested.
- Individuals with disabilities may keep assistance animals in their units, and nothing in these policies shall hinder their full access to the condominiums and the common areas.
- Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animal control authority to be picked up.
- Tenants are responsible for the pets of guests who visit their unit. Visiting pets are subject to the same rules and restrictions as resident pets. No pet(s) of guests can stay in the unit for more than one day without prior written permission of the Landlord.
- Tenants shall indemnify the Landlord and Sienna Condominiums Home Owners Association and hold them harmless against loss or liability of any kind arising from tenant's or guest's pet(s).

D. Lease Agreement

Tenant will sign and return a Pet Addendum to the Lease Agreement indicating acceptance and willingness to abide by the Pet Policies as outlined.