

PET POLICY

Corvias is sensitive to the relations that exist between its residents and their pets.

1. Community Manager must approve all pets and all required documents are to be on file (including evidence that such pets are vaccinated, registered, licensed and micro-chipped in accordance with applicable State and local laws) **prior** to such pets entering the Community. No “visitor” pets are permitted without Community Manager approval.
2. No more than **two (2)** pets per household are allowed at any given time. Caged birds, fish and authorized rodents (hamsters, gerbils and guinea pigs) in cages may be boarded in the Home and do not require a Pet Addendum. These may be kept in addition to the two (2) authorized pets requiring a Pet Addendum. However, no fish aquariums or tanks over 30 gallons may be kept on the second floor of a home or in an apartment on the second story or higher of a building.
3. Tenant is fully responsible for the conduct and actions of their pets at all times and, among other things, the full restitution for damages to yards, homes, property, etc., and hospital bills or veterinary bills incurred as a result of injuries inflicted on people or other animals caused by their pet(s). Such damages are **not** covered by the pet fee.
4. Tenant is responsible for paying for any damages caused by their noncompliance with the provisions of this Addendum and the charges imposed by the Community to repair the damages associated therewith.
5. Tenant’s failure to permanently remove the pet as provided herein or failure to comply with all other terms of this Addendum shall constitute a default permitting termination of the Lease.
6. Tenant must notify the Community Office within five (5) days of acquiring a pet and shall re-execute or update their Pet Addendum accordingly.
7. All pets must be registered by Tenant at the base veterinarian treatment facility (if such a facility exists at the base) within five (5) working days of occupying a housing unit or acquiring a pet.
8. Tenant is responsible for keeping the grounds clean and sanitary. All yards and common areas must be kept clean of pet droppings. Tenant must pick up and properly dispose of animal waste and residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. It is a violation for Tenant to simply “turn out” their pet and recall it at their convenience.
9. Pets must be “on leash” at all times when outside the fenced area of the housing unit. Pets shall not be tethered outside the home. Pets must be in the home or behind an approved fenced area in the backyard if unattended. Pet food shall not be kept outside, as it will attract vermin and pests.
10. Tenant must keep his or her pet(s) kenneled or contained upon the Community Manager’s access to the Premises for inspections, maintenance and showings.
11. Tenant is required to (a) provide care, feeding, and supervision of their pets, (b) control their pets at all times, (c) pay for damages caused by their pets, (d) maintain the good health of their pets and (e)

maintain flea and odor control of their pets.

12. Pets are not allowed in the pool, pool areas, playgrounds or tot lots at any time.
13. Pets of vicious or dangerous disposition shall **not be permitted** within the Community for any reason whatsoever. No pets with a history of aggressive, threatening or violent behavior will be allowed.
14. The breeding of animals or operation of a commercial kennel within the Premises or anywhere else within the Community is strictly prohibited.
15. Tenant shall insure that Tenant’s pets do not at any time disturb any other resident of the Community (or animal of any other resident) nor damage any property located in the Community.
16. If, in Community Manager’s sole and reasonable discretion, that Tenant’s pet constitutes a threat to the health or safety of other residents or animals of other residents or otherwise creates a nuisance, which disturbs the rights, comforts or quiet enjoyment of other residents, has caused or is causing damage to the property in the Community, or has shown or is showing aggressive behavior towards any other resident or animals of other residents, Tenant shall permanently remove such pet from the Community within five (5) days after written request by Community Manager. Should Tenant feel that such request is unreasonable or without basis, Tenant may request a meeting with the Community Manager to discuss the removal request. Tenant is entitled to be accompanied at the meeting by a person of his or her choice. The final determination to remove the offending animal shall be made by the Community Manager (in good faith) after reasonable discussion with Tenant and evaluation of all of the pertinent evidence. Tenant’s failure to correct the situation as required by Community Manager, timely request a meeting, or appear at a scheduled meeting may result in the removal of the offending animal, waiver of Tenant’s right to dispute such removal or termination of Tenant’s tenancy at the Community.
17. The following animals are **not** allowed in the Community or to be kept by residents in their individual unit/housing in the Community at any time:

<p>Dogs of the following “restricted breeds” (to include any dog with a mix of any such breeds)*:</p>	<p>Pit Bull (American Staffordshire Bull Terrier or English Staffordshire Bull Terrier), Rottweiler, Presa Canarios, Doberman Pinscher, Chow Chow, Akitas, Mastiffs, Great Danes, Alaskan Malamutes, and wolf hybrids.</p>
<p>Any dog (of any breed) that demonstrates a propensity for dominance or aggressive behavior as indicated by any of the following types of conduct:</p>	<p>Unprovoked barking, growling or snarling when people approach; aggressively running along fence lines (if applicable) when people are present; biting or scratching people or other animals; or escaping confinement or</p>

	restrictions to chase people.
Reptiles and fish:	Ex: Snake, lizard, turtle, tortoise, crocodile, alligator, iguana, komodo dragon, newt, gecko, gila monster, electric eels, piranhas, pufferfish, and sharks.
Arachnids:	Ex: Spider, scorpion.
Rodents (other than hamsters and guinea pigs):	Ex: Mice, rat, gerbil, mole, beaver, squirrel, porcupine, chipmunk, prairie dog, groundhog, gopher, shrew, bat, hedgehog, raccoon, and skunk.
Wild or exotic animals:	Ex: Fisher cat, fox, weasel, raccoon, monkey, Ferret, chinchilla, jackal, coyote, wolf, skunks.
Farm animals:	Ex: Pig, horse, cow, chicken, sheep, goat, and geese.
Birds of prey:	Ex: Hawk, eagle, buzzard, vulture, owl, falcon, harrier, kite.

****Notwithstanding anything contained herein to the contrary, the “restricted breed” restriction above shall not apply to a (i) certified military working dog that is being boarded by its handler/trainer and approval is obtained by the Installation Commander in writing or (ii) service animal or assistance animal that is registered with the Community Manager. In addition, whether a pet is a “restricted breed” or mix of any of the “restricted breeds” shall be determined in the reasonable discretion of the Community Manager. In the case of a dispute concerning the Community Manager’s determination of whether a pet is a “restricted breed” or mix thereof, a local qualified veterinarian selected by the Community Manager shall make such determination, which determination shall be final and conclusive. Any costs associated with the veterinarian’s determination shall be borne by the disputing resident.***

18. The privilege of keeping a pet in the Community may be revoked and/or a warning issued if a pet is determined to be a nuisance. A nuisance is any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency or obstructs reasonable or comfortable use of property. An animal may be considered a nuisance if it, among other things, (a) habitually or repeatedly barks in a manner that disturbs others, (b) interferes or obstructs persons engaging in exercise or physical activity, (c) defecates on the lawn of a home not occupied by its Community Manager, or (d) habitually violates the leash requirement.

19. If Tenant witnesses or has actual knowledge of any incident involving the aggressive behavior (or any other behavior or actions that would constitute a violation of the Community rules and regulations or

a nuisance) of any animal(s), permitted pet(s) or service or assistance animal(s) in the Community, Tenant shall promptly report such incident to Community Manager by contacting the Community Office. Tenant shall provide Community Manager with all reasonably requested information including, without limitation, the date, time, and location of the reported behavior, essential facts of the incident (including any potential provocation and the specific behaviors exhibited), the breed and type of the offending animal, any witnesses and their corresponding contact information, and Tenant's contact information.

RELOCATION REQUESTS

The Community Manager will work with any Resident that wishes to transfer due to promotion, change in family size, medical and other reasons a Resident may need to transfer to another Home. In cases such as these, the Resident will be solely responsible for the relocation and will pay for any relocation expenses. Please see a member of your Community Office if you qualify for an on-site relocation.

REPORTING INJURIES IN THE HOME

If any person using the Home suffers an injury, the Resident will report to the Community Manager the date, time, place and conditions of such occurrence and the names of all persons who witnessed the incident. The report will be given not later than the next business day after the event has occurred, unless special circumstances exist.

SMOKING IN THE HOME AND COMMON AREAS

The use of smoking tobacco products is prohibited inside houses, apartments and common areas. Prohibited tobacco products are defined as both "waterpipes (hookahs)" and "items that involve the ignition and burning of tobacco leaves, such as (but not limited to) cigarettes, cigars and pipes."

SATELLITE DISH/ANTENNA POLICY

If allowed at the Installation, Residents may install a satellite dish per applicable Federal regulations. Residents living in Homes that can receive satellite signals who wish to install a satellite dish must follow the guidelines set forth. In addition, if required, residents must also obtain Installation approval prior to installing any satellite and antenna. Resident and/or the person installing such equipment are required to comply with these restrictions as a condition of installing such equipment, and the restrictions are as follows:

1. Number and size. Resident may be allowed to install one (1) satellite dish or antenna per dwelling. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR §1.4000 are prohibited.
2. Location. Resident's satellite dish or antenna must be located: (1) inside the Home; or (2) in an area outside of the Home such as a balcony, patio, yard, etc. of which the Resident has exclusive use under their Residential Occupancy Agreement. Yard is defined as the ground that immediately adjoins or surrounds the house, or other structure. Dish installation must be within the yard, behind the front plane of the home and/or within the boundaries directly behind the home (fence or perimeter). Dish may not be installed within any common area. Installation is not permitted in the front yard, on any parking area, roof, exterior wall, window, windowsill, fence, or common area, or in an area that other residents can use. A satellite dish or antenna may not protrude