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## FRASIER PET POLICY

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### PET POLICY

Frasier Independent Living residents are permitted to have domestic pets. Domestic pets are defined as cats, dogs, small birds and non-poisonous aquarium/terrarium animals. Other categories of 'pets' are not allowed.

Dogs may reside only in the Garden Level apartments within The Peaks and in any apartment in The Prairies. Other pets may reside on any level. Any exceptions to this rule and policy if required for Service Animals, or approved companion pets at time of admission to Frasier, must be approved by Administration. All current and applicable Boulder County Pet Ordinances will be followed by Administration with strict adherence to appropriate documentation.

All pets are to be maintained according to the following rules and regulations. Visiting pets must adhere to all behavior rules.

- I. Residents will have no more than one dog or two cats residing in their residence at any one time. All pets must have the appropriate rabies tag and tag with owner's name, address and phone number. Pets are not permitted in guest rooms.
- II. All pets must have proper vaccinations, be spayed or neutered and house broken as appropriate for the species. Proof of vaccinations will be requested when you move-in and annually thereafter.
- III. All pets are to be free of fleas, mites, mange, worms and other pests. Proof of being pest-free may be requested when you move in and as needed.
- IV. All pets must be approved and registered with IL management upon admission. The Frasier Pet Information Form will be completed and will list at least two parties who agree to take care of your pet if the resident becomes unable to do so, as well as the name of a veterinarian and kennel in the event of emergencies.
- V. All pets must maintain nonaggressive behavior. A pet that makes noise that disrupts other residents will be unacceptable. Any pet that bites, attacks, jumps up uninvited or demonstrates aggressive behavior, or in any way is a nuisance or threat to the health and safety of other residents or other pets, may not be kept at Frasier. In the event a pet needs to be removed from Frasier, the owner will have ten days to make alternative arrangements unless the pet poses an immediate risk to others.
- VI. Pets should not be left unattended or tethered on patios, balconies, entryways.
- VII. Dogs are not allowed to run at large and must be on a leash at all times while on Frasier property.

- VIII. When pets are in elevator or hallway areas, they must be under control. While in the building, dogs should be on a hand-held leash no longer than four feet. Special attention should be paid to others using assistive devices for ambulation so the leash cannot get entwined.
- IX. Pets will not be allowed in any common areas. This includes but is not limited to dining areas, meetings spaces, Wellness Center, and Library.
- X. Frasier retains the right to kennel a pet at the owner's expense in the event the pet's guardians are incapacitated and the emergency contact is not able to take the pet. The pet will be kenneled (if applicable to the pet) at a kennel designated as your choice.
- XI. Pet owners are responsible for and will be liable for the entire cost of any injury to persons or property of Frasier, including the grounds, other residents, staff, or visitors to Frasier caused by their pet. Pet owners will further indemnify Frasier and all parties for costs of litigation and attorney fees resulting from such damage. Pet owners are encouraged to add additional pet liability insurance to their insurance policies.
- XII. Pet owners will be responsible for immediate clean-up after exercising their animals. Dog owners must bag and securely tie dog feces and deposit them in trash receptacles. Cat owners will clean 'kitty litter' and securely tie and dispose in trash.
- XIII. If a pet causes any problems for other residents at Frasier, the owner will be required to go through a complaint process as described below. Complaints may include, but are not limited to:
- a. the pet makes noise that disturbs other residents
  - b. there are offensive odors related to the pet
  - c. the pet causes a resident to have an allergic reaction without entering
  - d. the pet owner's apartment
  - e. the pet damages property on Frasier campus, or that of residents, staff or visitors
- there are concerns regarding the well-being of the pet
- XIV. If a resident has a concern about a pet, the resident will report it to IL management. A designee from Administration will meet with the owner in an effort to find resolution. If a satisfactory resolution cannot be found, an administrative decision will be made as to whether the pet may remain.

Frasier Meadows Manor, Inc. reserves that right to amend these rules at any time as needed.

Effective Date: June 2016

Revised Date: April 2018



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Timothy A. Johnson  
President and CEO