

Devon Pet Regulations  
Revised 2/1/19

Committee Objective: to establish guidelines for acceptable pet behavior (notably dogs) and recommend solutions for lack of compliance with guidelines. The committee believes that courtesy and good will are very important.

Local Laws: (paraphrased)

1. all dogs over 6 months are required to have a state license and must display the license tag. Proof of rabies vaccination is required to get a license
2. all dogs to be kept under restraint at all times
3. owners/keepers are to keep areas where pet is kept free of excretia
4. owners/keepers shall immediately remove, in a sanitary manner, any fecal matter deposited on any street, sidewalk, park or upon any property used without the consent of the owner or tenant of such property. (1 hour to remove)
5. Prohibited: owning, possessing, harboring or controlling any animal or bird which causes a noise disturbance by barking, baying, crying, squawking or by making any other noise continuously or incessantly for a period of 10 (ten) minutes or which makes such noises intermittently for one-half (1/2) hour or more (assuming no one is trespassing or provoking the pet).

The city/county/state have financial penalties for violations of the above laws.

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New pets must be registered with the Devon office within one week of moving in or acquiring the pet.

Pet size: there is a 20" floor to the shoulder limit at the Devon.

Owner complaints should be submitted to the Devon office in writing.

Dogs must be leashed at all times. When on the sidewalks proximate to the building, in the elevator and public areas, leashes should be no longer than 24 inches, ideally the dog should be at the owner's heel or carried, i.e. under owner's control at all times.

Pets should enter and exit through the door by the service elevator or basement.

Pets should always be transported on the service elevator. When that elevator is not available, pets may go up and/or down in the passenger elevators, but must, again be on a short leash of no more than 24", "at heel," or carried, i.e. under owner's control at all times.

Under no circumstances may pets wander the public hallways. When outside owner's units, cats should be transported in a pet carrier; dogs should be leashed or carried; birds must be caged.

Birds must be kept inside owner's units, unless transported in a cage, and are subject to the noise ordinances established by the city/county.

Pets are not permitted in the Lobby area.

Pets are not permitted in the pool area.

Pets are not allowed on balconies. a. Pets have fallen, b. And pose a potential danger to pedestrians/drivers below.

Owners whose pets violate the county/city ordinances (see items 1-5, page 1) and Devon Regulations will be cited.

a. The initial violation will be documented in writing and result in a call to meet with the pet owner and delivery of referrals to organizations that may help in retraining the pet, if deemed necessary.

b. The second violation will result in a \$100 fine.

c. a \$150 fine for the 3<sup>rd</sup>.

Pets jumping on or leaping at other residents will be cited

a. See (a) above

b. See (b) above

c. See (c) above

Nipping at residents or other pets will be cited

a. See (a) above

b. See (b) above

c. See (c) above

Biting incidents will be referred to a panel of council members/owners to decide what action should be taken.

Unpaid fines will result in a lien against the unit which will be addressed when an owner plans to sell.

Should three violations occur within a 45 day time period, the Devon office will deliver a written notice to the owner requesting that the owner find another home for the pet within 2 weeks (14 days).

Pets are not permitted to relieve themselves on Devon property -except for the grassy area between parking lots and sidewalks, or outside of the fence, near the street. Owners are responsible for cleaning up after their pets, according to local law. Owners will be charged for carpet cleaning necessitated by their pet's or their guests pet's "accidents."

Pet "accidents" inside the building must be cleaned up by the owner -not left for Devon staff members.

Pet excrement should be double-bagged and disposed of in the dumpsters on the Riverview side of the building. The Devon requests that cat litter also be taken to the dumpster .

Current pets are to be "grandfathered." New owners and owners acquiring new pets will be asked to pay a non-refundable pet fee of \$150 per cat and \$300 per dog to offset wear and tear.

Current renters with pets are "grandfathered" for current pets but are prohibited from adopting/purchasing new pets. **New renters cannot have pets.**

Pet ownership limits: 1 dog per unit; 1 dog and 1 cat per unit; 2 cats per unit.

The Devon will permit visiting pets subject to the following guidelines:

- a. Visiting pets must adhere to local and Devon regulations as outlined above\*
- b. Visiting pets must be registered at the Devon office and proof of current inoculations must be provided (owner/host to inform guests of requirement)
- c. There will be no more than one visiting and one resident dog per unit
- d. Visits beyond 2 weeks will require prior approval of Council
- e. Noncompliant owners will be cited as outlined above for other violations
- f. Devon owners are responsible for their guests pet behavior and all rules, including maintenance costs and fines, will apply to Devon owners.

These regulations will be presented to pet owners who will be asked to acknowledge receiving them by completing and signing the Pet Registration Form.

Devon Pet Registration Form

Date: \_\_\_\_\_

Resident Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

\_\_\_\_\_ Resident Pet

\_\_\_\_\_ Dog

Number of Dogs: \_\_\_\_\_

Proof of Inoculations:  
(office to confirm) \_\_\_\_\_

\_\_\_\_\_ Cat

Number of Cats: \_\_\_\_\_

Proof of Inoculations:  
(office to confirm) \_\_\_\_\_

\_\_\_\_\_ Visiting Pet

\_\_\_\_\_ Dog

Expected Length of Visit: \_\_\_\_\_

\_\_\_\_\_ Cat

Proof of Inoculations:  
(office to confirm) \_\_\_\_\_

Proof of Inoculations:  
(office to confirm) \_\_\_\_\_

I have received and read a copy of the Devon Pet Regulations.

\_\_\_\_\_  
Resident Signature

**Non-Refundable Fee:**

**Date PAID:** \_\_\_\_\_