Soaring Heights

Animal Policy

SOARING HEIGHTS COMMUNITIES

The following animals are allowed in our homes:

Cats	Domestic only
Dogs	Excluding those that are a restricted breed
Fish	20 gallon tank maximum
Birds	Excluding birds of prey
Amphibians	Frogs, toads, salamanders
Caged animals	Hamsters or guinea pigs
Crustaceans	Hermit crabs, crawfish, shrimp

*Residents are also subject to installation policies surrounding animals.

Dogs of a restricted breed, to include any dog with a mix of any of these breeds*:

American Pit Bull Terrier

Staffordshire Terrier

American Staffordshire Terrier

Staffordshire Bull Terrier

Rottweiler

Doberman Pinscher

Chow Chow

Presa Canario

Cane Corso

Mastiff

Wolf

Wolf Hybrid

Animal Restrictions

Any dog (of any breed) that demonstrates a propensity for dominance or aggressive behavior as indicated by any of the following types of conduct:	•Unprovoked barking, growling or snarling at people approaching •Aggressively running along fence lines when people are present •Biting or scratching people •Escaping confinement or restriction to chase people
Reptiles	Ex: Snake, lizard, turtle, tortoise, crocodile, alligator, iguana, komodo dragon, newt, gecko, gila monster
Arachnids	Ex. Spider, scorpion
Rodents	Ex. Mice, rat, gerbil, mole, beaver, squirrel, porcupine, chipmunk, prairie dog, groundhog, gopher, shrew, bat, hedgehog
Wild animals	Ex: Fisher cat, fox, weasel, raccoon, monkey
Exotic animals	Ex: Ferret, rabbit, chinchilla
Farm animals	Ex: Pig, horse, cow, chicken, sheep, goat
Birds of prey	Ex: Hawk, eagle, buzzard, vulture, owl, falcon, harrier, kite

Holloman AFB
2300 Alamogordo Boulevard
Alamogordo, NM 88330
(575) 479-1175

Created by lendlease

*Restricted breeds may not apply to service or companion animals.

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Soaring Heights Communities recognizes the importance of animals to residents. Animal ownership is a privilege that will be extended to all residents of our properties. Residents must request and obtain written approval before moving their animal into the premises including emotional support and service animals. An Animal Addendum must be completed, either at move-in or immediately upon acquiring a new animal. Residents are responsible for any animal in their care including those that may be temporarily in your care or those of guests visiting.

Residents must register any animal in their care for more than two (2) weeks.

Type of Breed	Name	Age	Description	Registration/Vaccination	Date

_____ Resident acknowledges that he/she currently does not own an animal. Resident acknowledges that no animal of any kind may be kept on the Premises by the Resident or his/her guest without prior written consent of the Landlord. Resident also acknowledges that if he/she obtains permission at a future date to keep an animal, Resident will abide by all requirements of the Animal Addendum.

_____ It is agreed between Resident and Landlord that for the privilege of maintaining animals within the above rental unit that the amount of $ _____ will be paid as a refundable fee for the privilege of having_____animals. If damages exceed this pet deposit, any additional costs beyond normal wear and tear are the residents responsibility and will be charged at move-out.

_____ Resident has an approved accommodation request for an emotional support or service animal.

MICRO CHIPPING, VACCINATION(S), REGISTRATION & LICENSING: Cats & dogs are required to have vaccination(s) and be registered, & micro chipped within forty five days of home acceptance as per local laws. The Veterinarian Services will provide a Verification of Pet Registration on Holloman AFB. Cats and dogs must be registered in person at the base vet services.

Base Vet Services
649 Yucca Ave., Holloman AFB
(575) 572-3303

Proof of vaccination, registration, license and micro chipping must be provided to the community office for each pet. Failure to do so will result in a possible fine or loss of pet privileges.

RESTRICTIONS: You are responsible for the animal's actions are all times. Please refer to the Resident Guide for a complete list of rules and guidelines. We reserve the right to change and update rules and guidelines.

- The animal must not disturb neighbors or other residents, regardless of whether the animal is inside or outside the dwelling. If Landlord, in its sole discretion, determines that the animal has significantly disturbed neighbors or other residents, it may require resident, upon written notice, to immediately and permanently remove the animal from the premises.
- Dogs, cats, companion animals and service animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- The animal may not be tied to any fixed object anywhere outside the dwelling.
- All yards and common areas should be kept clean of animal droppings. Owners must pick-up and properly dispose of animal droppings immediately in common areas as well as one's own premises. This will eliminate health and sanitary concerns.
- Avoid leaving animal food outside for prolonged periods of time, as it will attract insects and wild animals. Your animal must be fed inside the dwelling unit.
- You must keep the animal on a leash and under your supervision when outside the dwelling unit or any private fenced area.
- Violation of Rules - Violation of the animal addendum and/or Resident Guide may result in fines, loss of animal privileges or eviction.
- Removal of Animals - Animal abuse or neglect will not be tolerated and may result in eviction. Any neglected or abused animal will be impounded by the proper authorities and sheltered during the investigation. Expenses associated with impounding are the responsibility of the owner. Reports of unprovoked bites, aggressive and nuisance behavior may be cause of removal of the animal.

_____
Address of Resident

_____ _____
Resident Signature Date

_____ _____
Resident Signature Date

_____ _____
Resident Signature Date

_____ _____
Resident Signature Date

EQUAL HOUSING OPPORTUNITY

_____ _____
Landlord Signature / Soaring Heights Communities LLC Date