


To: ☐ A List
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☐ C List

POLICY NUMBER: M-59

POLICY CROSS-REFERENCE:

POLICY & PROCEDURE MANUAL  SHELL POINT <i>Retirement Community</i>	SUBJECT: PET POLICY		
	Policy Revision Date: 9/27/19	Supersedes Policy Dated: 6/26/15	Origination Date: 9/25/00

PURPOSE:

It is Shell Point's intention to continually seek opportunities to enhance the quality of life for the residents of this community. This policy is an effort to balance those benefits enjoyed by pet owners with the desire of some residents to reside in a community that is free of tangible impact by their neighbors' pet. While there are additional operational complexities that accompany housing pets in a lifecare community setting, Shell Point recognizes that allowing pets has great value to certain people and acknowledges the positive emotional benefits that can be derived from pets.

Shell Point permits ownership of pets in independent living units contingent upon the residents' continued compliance with the Shell Point Pet Policy. Pet ownership may also be allowed in Shell Point's Assisted Living facilities if pre-approved by the facility Administrator. Current residents *and* those seeking residency at Shell Point who have a service animal, or are seeking to submit an application for an assistance animal, will need to refer to the Accommodation Animal Policy.

PROCEDURE:

1. Shell Point will permit small-breed dogs (20 pounds or less), cats, small birds (excluding parrots) and fish in the independent living residences.
2. A pet may be allowed in Shell Point's assisted living facilities if pre-approved by the facility Administrator on a case-by-case basis.
3. A maximum of one dog or cat is permitted per residence. An exception to this provision may be granted to allow two pets under special circumstances (for example, if two individuals who currently own one pet each marry or if an individual owns two pets upon move-in). However, in all cases a second pet cannot be replaced upon its demise.
4. The resident has sole responsibility for their pet(s) and its care and must continuously demonstrate the physical and mental capacity to fully handle this responsibility or contract with a service to assist with this responsibility.
5. The resident is required to have on file the names and contact information of three (3) local responsible individuals (family and/or friend), or organizations (not Shell Point), to provide care for their pet upon any absence or temporary inability of the resident to care for the pet. These individuals/organizations are required to sign a letter of agreement accepting complete responsibility. When needed, if the individuals/organizations do not respond, Shell Point will seek assistance through the Volunteer Pet Committee and/or local humane/refuge agencies for placement of the pet.

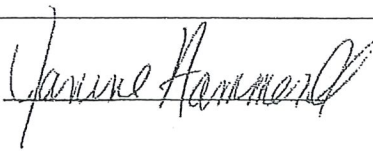
6. The resident must have a licensed local veterinarian's name, who has examined the pet, on file with Shell Point.
7. The resident is responsible for all required inoculations and is required to submit proof in writing to Shell Point upon residency and annually thereafter.
8. Pets are to be spayed or neutered.
9. Flea control is required and is the responsibility of the resident. Shell Point will supply, at the expense of the resident, a professional flea control service. If the resident chooses an alternate service, proof of such is to be submitted to Shell Point.
10. Pets are not allowed in public common areas (i.e., Commons, cafes, dining rooms, activity rooms, The Village Church, etc.).
11. All pets must be carried in public areas of residential and common buildings such as hallways, elevators, and lobbies. If a resident is unable to carry their pet, a wheeled pet carrier must be used. "Carry Zones" would include any area within the footprint of the building. In the garden apartments on the Island, this would include interior stairways, sidewalks, and courtyard areas. In multi-story buildings with open air atriums, the carry zone includes outdoor areas that are commonly shared with neighbors, including walkways, garages, and areas immediately outside any apartment.
12. When outside of its own residence, pet must be controlled and leashed at all times.
13. The resident must secure their pet in another room while a staff member is working in the unit.
14. A pet may not be left out on the porch/balcony/lanai unattended or while resident is away from unit.
15. The resident is responsible for all pet waste cleanup – waste is to be sealed in plastic bag and disposed of in designated receptacles.
16. A pet cannot be a nuisance to Shell Point residents (i.e., barking, whining, licking, or jumping), or display any type of aggressive behavior toward another pet or resident. Nuisance barking of any type is unacceptable and will be cause for requiring the pet to be removed from Shell Point.
17. The resident is responsible to supply his/her personally owned towels/linens if used for the pet. Shell Point's linen service supplies are not to be used.
18. In the event of a storm in which the resident will be required to evacuate his/her unit, the resident may be required to find appropriate off-site housing for their pet if Shell Point pet shelter housing is unavailable.
19. Owners of dogs and/or cats will pay a one-time non-refundable pet fee of \$500.00. The resident is financially responsible for any damages to Shell Point property caused by his/her pet and will be billed accordingly.

20. The resident shall be strictly liable for the entire amount of any injury caused by his/her pet to any person or property of other residents, staff or visitors to Shell Point. The resident shall indemnify Shell Point of all liability and costs of litigation and attorney's fees resulting from any claims for such damages.
21. Management has the authority to take any immediate action deemed necessary to enforce this policy and to protect Shell Point property, its residents, staff, and visitors. The resident expressly confers upon Shell Point the right to make any and all such determinations up to and including the permanent removal of the pet.
22. The Healthy Living Coordination Department will serve as the administrative team to uphold this policy as written.
23. Residents are responsible for ensuring that their guests who may have a pet follow this policy, including weight limitations, waste pickup, and carry zones in public common areas (see #10).
24. Shell Point recognizes that there are features built into the Estuary, Enclave, and Palm Acres neighborhoods that support a resident's ability to maintain ownership of a larger dog than what is allowed under the standard Shell Point Pet Policy. The following points provide expanded parameters for pet ownership by residents specifically residing in these neighborhoods at Shell Point.

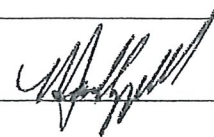
Shell Point will permit moderate sized-breed dogs (55 pounds or less), cats, small birds (excluding parrots) and tropical fish. Aggressive breeds of dogs, such as Akita, Chow, Doberman Pinscher, German Shepherd, Mastiff, Pit Bull, Presa Canario, Rottweiler, Straffordshire Bull Terrier, Wolf Hybrid, will not be allowed unless special prior approval is granted by Administration.

In order to maintain the integrity of the current Shell Point Pet Policy, Estuary, Enclave, and Palm Acres residents are required to restrict walking dogs over 20 lbs. to within the Estuary and Enclave neighborhoods or along On Par Boulevard to Shell Point Boulevard. Estuary, Enclave, and Palm Acres residents with small leashed dogs (20 lbs. or less) are welcome with their dog throughout the Shell Point community to walk or make use of the dog park. All other requirements of this Pet Policy are still applicable.

WRITTEN BY:



APPROVED BY:



Date:

10/15/19

Date:

10/15/19