

HARBOR VILLAGE APARTMENTS

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January, 2018

OPEN LETTER TO ALL CURRENT DOG OWNERS AT HARBOR VILLAGE JUST A REMINDER

Dear Residents:

Pursuant to a VPM Management, Inc. policy statement issued in 2015, some of our animal and pet policies changed. The most important of these were changes in the size, weight and breed restrictions for dogs. As of **October 1st, 2015**, new dogs to the property were limited to a weight of 50 lbs. when full-grown.

We also announced at that time that we continued to enforce breed restrictions in alignment with our insurance carrier's policies regarding aggressive breeds, potentially dangerous breeds and/or those breeds exhibiting "overly protective" behaviors. These breeds include, but are not necessarily limited to, the following:

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|--|---|--|
| <input type="checkbox"/> Pit or Bull Terrier | <input type="checkbox"/> Staffordshire Terrier | <input type="checkbox"/> Rottweiler |
| <input type="checkbox"/> Mastiff | <input type="checkbox"/> Akita | <input type="checkbox"/> Chow Chow |
| <input type="checkbox"/> Doberman | <input type="checkbox"/> Belgian Malinois | <input type="checkbox"/> Wolf Mixes |
| <input type="checkbox"/> American Bulldog | <input type="checkbox"/> Basenji | <input type="checkbox"/> Boxer |
| <input type="checkbox"/> German Shepherd | <input type="checkbox"/> Australian Cattle dog | <input type="checkbox"/> Malamute |
| <input type="checkbox"/> Saint Bernard | <input type="checkbox"/> Siberian Husky | <input type="checkbox"/> Great Dane |
| <input type="checkbox"/> Mixed Breeds of any of the above | | |

If there are any questions concerning the breed of the animal, a statement from a licensed veterinarian will be required to confirm the breed of the animal. As you will note, most of the breeds listed above are larger dogs, so they probably would have been restricted due to size and weight policies under the revised guidelines. The size and weight restrictions will have more affect on persons who own non-aggressive, larger breed dogs such as the Labrador Retriever, Bassett Hounds, English Bulldog, Collie, Foxhound, Irish Setter or Greyhound, for example. Even though they are non-aggressive animals, they are prohibited at this property under the revised guidelines adopted in October, 2015.

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Another change that was incorporated into those revised animal and pet policies was that all dogs and cats would have to be confirmed to have been **spayed or neutered**, and current on all required **vaccinations**. In addition, all dogs must have **current dog licenses** with the City of Costa Mesa, and a **copy of the license must be provided to the Leasing Office**.

All of these revised policies became effective **October 1, 2015** for all new rentals or move-ins. Tenants already residing on the property who own animals that were authorized prior to the revision date are permitted to keep the animals they had and are not subject to the revised policies. However, if the previously authorized animal has died or is no longer on the premises, the resident will not be permitted to replace that animal with a new one unless all of the revised policies are met and all required documentation is provided to the Leasing Office.

NOTE: Most of these revisions apply to dogs and/or cats, however, the other revision that went into effect at the same time is that we do not permit water-filled aquariums (fish tanks) that have a capacity of more than **20 gallons**.

If you have any questions regarding our animal and/or pet policies, please do not hesitate to contact the Leasing Office at (714) 545-0442.

We appreciate your cooperation in adhering to these policies.

HARBOR VILLAGE APARTMENTS
FAIRVIEW MANAGEMENT COMPANY
VPM MANAGEMENT INC