



TITLE	Independent Living Pet Policy
OWNER	Resident Services
EFFECTIVE DATE	December 1, 2024

I. PURPOSE

To provide a comprehensive policy for pet ownership at Blue Skies of Texas (BST), ensuring a harmonious living environment for all residents, both pet owners and non-pet owners, while balancing fairness, transparency, and responsibility.

II. SCOPE

This policy applies to all pet owners who are living independently at BST, as well as visitors who bring pets to BST.

III. DEFINITIONS

Assistance Animal – An animal trained or equipped to help a person with a disability. Assistance animals are either service animals or emotional support animals.

Behavior – The way a pet interacts with people, other animals, and its environment, including actions considered aggressive or disruptive.

BSTE – Blue Skies of Texas East Campus

BSTW – Blue Skies of Texas West Campus

Emotional Support Animal – An animal whose comforting presence helps alleviate the symptoms of a mental or emotional disability.

Leash – A device used to control and restrain a pet, typically a strap or cord attached to a collar or harness.

Marketing Guest – A prospective resident or individual invited to BST as part of a marketing effort.

Pets – A domesticated animal kept for companionship or enjoyment, specifically dogs and cats. Other animals may be considered as pets on a case-by-case basis, subject to approval.

Pet Owner – A resident or guest who manages the care, control, and well-being of a pet while on BST property.

Service Animal – An animal, typically a dog, who has been individually trained to do work or perform tasks for people with a mental or emotional disability.

Visitor – An individual who is not a resident of BST but is present on the property for a temporary period. This includes family members, friends, or marketing guests.

IV. POLICY

Blue Skies of Texas (BST) recognizes the value of pets, but this privilege comes with important responsibilities. The following procedures and controls are in place for the common good of all residents (with or without pets), staff, and visitors.

V. PROCEDURE

Pet owners must provide specific documentation and follow established regulations before bringing a pet to BST. The procedures include:

1. Fees

- a. The fee listed below applies to pets brought to BST after 1 January 2023.
- b. There is a non-refundable deposit of \$250 required per residence, and pet owners pay this deposit once. This deposit applies cumulatively over time and across different pets. Any costs beyond this deposit will be the resident's responsibility, regardless of the pet or time. File all infractions and related contractor costs in the resident's file for reference.
 - i. If the pet owner is a new resident, the deposit must be paid to the marketing counselor prior to moving-in.
 - ii. If an existing resident gets a new pet as a replacement or addition, no additional deposit will be required. However, if the resident is obtaining a pet for the first time, the deposit can be paid by check or billed to their monthly statement.
- c. A monthly fee is charged to all pet owners and is reviewed every three (3) years.
 - i. The current monthly fee is \$32.
 - Fees will not be considered for an increase until 2027.
- d. BSTE visitors with pets staying in pet-friendly guest cottages will be charged \$20 per night.

2. Documentation & Records

- a. The Pet Policy Agreement (attachment 1) must be completed and signed by the pet owner.
- b. Pet Identification – Pet owners must give:
 - i. A current photograph of the pet(s).
 - ii. Proof of current rabies vaccination.
 - A valid rabies tag (if applicable).
 - Pet records will be reviewed annually to ensure compliance with health and safety standards, including an annual rabies vaccination review conducted by Resident Services.
- c. If a pet owner is a new resident, the Pet Policy Agreement and the proper documents must be completed and given to their marketing counselor *prior* to moving in. The marketing counselor will ensure these documents are sent to Resident Services for proper recordkeeping.

3. Compliance with Regulations

- a. Pet owners and their pets must adhere to BST regulations related to health, noise, and control.
 - i. No more than two (2) pets per residence.
 - Only one (1) dog allowed in multi-story buildings (specifically the high rise & midrise at BSTE and the towers at BSTW).
 - If two (2) cats of a different sex live in the same household, at least one must be spayed or neutered.
 - ii. Pet owners must ensure their pets are well-behaved, socially adjusted, non-threatening, and must avoid disrupting or inconveniencing residents, other pets, or anyone they meet.
 - All instances of dog aggression or fights, including growling, lunging, teeth, or physical attacks, must be reported to the Resident Services Director at once.

- Aggressive behavior will not be tolerated, and no pet that bites, attacks, or displays aggression toward people or other pets may be kept at BST.
- Pet owners assume full liability for any injuries or damage their pet may cause, whether intentional or inadvertent.
 - Some residents may be afraid of dogs or have allergies to dogs or cats. Therefore, owners should be mindful of others by minimizing contact in the hallways, sidewalks, and elevators.
 - Do not wash or dry, using the common laundry facilities, pet beds and items contaminated with pet hair, urine, or feces out of respect for residents with cat and dog allergies.
- iii. Dogs must be housebroken, and cats must be litterbox trained.
 - Balconies and patios are not acceptable locations for pets to relieve themselves, and potty pads are not allowed within residences.
 - Pet owners are required to pick up and dispose of any solid waste left by their pets.
 - Pet owners should guide their pets away from posts and grassy areas directly outside BST buildings for relief, particularly where pet waste stations are unavailable.
 - iv. Pets must be kept clean, groomed, and vaccinated.
 - v. Pets must be always supervised and under control.
 - Dogs must be leashed.
 - i. Dogs must wear a tag displaying their name and telephone number while away from their normal residence such as during walks or visits to the dog park.
 - ii. While indoors, BST requires dogs to be on a short lead (approx. two feet) and kept close to the owner to minimize involuntary interactions with others.
 - If a cat is not leash trained, it must be placed in an enclosed carrier or cage when entering or exiting buildings; no collar or tag is required.
 - i. Cats should not roam freely in the hallways of multistory buildings or outside on campus grounds
 - Pets are not allowed to linger in communal areas inside the main building. However, pet owners may make brief stops at the mailboxes and front desk, provided they always stay aware of their pet and the residents around them. Pets are also prohibited from attending any indoor activities or events, as well as areas such as the Village Store, fitness classes, beauty shop, bank, or Wellness department.
 - vi. Pets are not allowed in the dining areas.
 - Dining areas include Cochran's and the Sky Lounge at BSTE, and The Bistro and Lakeview dining room at BSTW.
 - vii. Pet owners give BST permission to board the pet at a pet care facility if an emergency and/or when the stated alternate pet caretaker is unavailable. The fee for boarding the pet will be billed to the owner.
 - viii. Pet owners must understand that approval to keep a pet in Independent Living does not guarantee the pet can stay if the resident transitions to a higher level of care. BST will evaluate the destination facility's ability to accommodate the pet.

4. Complaints, Warnings, & Fines

- a. To support a balanced living environment, BST follows a progressive warning and fine system for violations of the pet policy. This system gives pet owners multiple opportunities to correct issues before they become serious.
- b. Complaints must be made in writing to Resident Services and will be reviewed within 24 hours. The Director will investigate and follow up with both the complainant and the pet owner.
- c. Warnings & Fines:
 - i. First Incident: A verbal warning is issued for minor infractions (e.g., excessive barking, not cleaning up after the pet).
 - ii. Second Incident: A written warning is issued; the warning will include specific steps needed to correct the issue.
 - iii. Third Incident: Another written warning issued along with a \$50 fine.
 - iv. Fourth Incident: A final written warning is issued along with a \$100 fine.
 - v. Final Step: If violations continue, BST reserves the right to mandate the removal of the pet.

5. Visitor Pets

- a. Residents are responsible for notifying their visitors of the pet policy and ensuring that their visitors’ pets adhere to all rules and regulations. This includes keeping pets leashed, supervised, and under control always while on BST property. Visitors’ pets must not disrupt or inconvenience other residents or individuals on campus.
- b. Residents living at BST will be responsible for any fines incurred due to violations of this policy by their visitors’ pets.
- c. Residents in outside units may only temporarily exceed the two-pet limit, including guest pets or when babysitting a pet for someone out of town for a maximum of 10 days.
 - i. Outside units include the cottages at BSTE, and the Gardens, Oaks, and Lakes at BSTW.

VI. REVIEW FREQUENCY

Review this policy at least every three years. Record changes made between the triannual review cycle on the table below and posting it in the proper locations to ensure transparency and accessibility.

REVISION NUMBER	DATE	DESCRIPTION OF CHANGE

VII. REFERENCES

Assistance Animal Policy
Assisted Living Pet Policy
Skilled Nursing & Memory Care Pet Policy
Staff Pet Policy

VIII. ATTACHMENTS

Pet Policy Agreement

XI. SIGNATURES

	<i>Danielle Weintraub</i>	<i>Brian Graybeal</i>
Signature of Policy Owner/Author	DANIELLE WEINTRAUB Director of Resident Services East Campus	BRIAN GRAYBEAL Director of Resident Services West Campus
	<i>Heather Ransom</i> <small>Heather Ransom (Nov 22, 2024 13:37 CST)</small>	<i>Sarah Manzke</i>
Signature of Policy Approver	HEATHER RANSOM Chief Operating Officer	SARAH MANZKE Chief Growth Officer



PET POLICY AGREEMENT

I have read the Pet Policy at Blue Skies of Texas and hereby agree to abide by the policy set forth to include any expenses incurred because of kenneling a pet for emergency purposes or damage resulting to community property by the presence of a pet.

Out-of-State Resident Requirement: Out-of-state residents relocating to Blue Skies of Texas have 30 days to have their pet seen by a local vet and to provide information for a local boarding facility.

Resident Name, Pet Name, and Unit Number

Emergency Contact Name and Phone Number (for care during an emergency or while away)

Local Veterinarian Name, Address, and Phone Number

Local Boarding Facility, Address, and Phone Number (for care incase emergency contact is unavailable)

Resident Signature Date

Resident Services Director Signature Date

- Emotional Support Animal
- Date Certified
- Document Number
Service Animal
- Date Certified
- Document Number












Pet Policy - Final 12.1.24

Final Audit Report

2024-12-05


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 Agreement completed.

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