

The following encompasses the pet policy in effect for all residents of The Villages at Belvoir

1. Pets are privately owned, domesticated animals living in a given home within The Villages at Belvoir. Acceptable pets include dogs, cats, fish, guinea pigs, hamsters, and birds.
2. No more than three (3) pets per home are allowed.
3. A non-refundable Pet Fee equal to \$150 per pet is required at time of lease signing in certified funds (money order or cashier's check only). The Pet Fee is not a limit of Resident's liability for damages, cleaning, deodorizing, flea treatment(s), replacement and/or personal injuries as herein further specified. The Resident's liability applies to carpets, doors, walls, drapes, window screens, furniture, appliances, and any other part of the Premises, landscaping, or other improvements to FBRC property. Resident shall be liable for the entire amount of any injury to the person or property of others caused by such pet.
4. Carpet will be inspected upon move out for pet stains using multiple methods to determine if damage is present, including inspecting underneath the carpet.
5. All pets must be registered at the Fort Belvoir Veterinarian Treatment Facility within five (5) working days of occupying a home or acquiring a pet. Pet owners must provide Landlord with verification of appropriate immunization along with the completed/executed Pet Registration Form.
6. Residents with pets must sign a separate Pet Addendum with their Community Management Office as part of the Residential Lease Agreement.
7. If the Resident or any guest violates any term of the Pet Policy as described here and in the Resident Responsibility Guide and in the Pet Addendum, the Resident will be subject to the remedies provided in the Residential Lease Agreement.
8. All Residents must comply with all applicable state, federal, and local laws as well as all installation specific requirements associated with the ownership, registration, control, and vaccination of pets.
9. Residents may not board in privatized housing any dog of a breed (including mixed breed) that is deemed "aggressive or potentially aggressive" unless the dog is a certified military working dog that is being boarded by its handler/trainer. For purposes of this policy, aggressive or potentially aggressive breeds of dogs are defined as Pit Bulls (American Staffordshire Bull Terriers or English Staffordshire Bull Terriers), Rottweilers, Doberman Pinschers, Chow Chow, and wolf hybrids. Prohibition also extends to other dogs that demonstrate a propensity for dominant or aggressive behavior as indicated by any of the following types of conduct:
 - a. Unprovoked barking, growling, or snarling at people approaching the animal
 - b. Aggressively running along fence lines when people are present
 - c. Biting or scratching people
 - d. Escaping confinement or restriction to chase people
10. Residents may not board in privatized housing exotic animals such as, but not limited to, reptiles, rodents (other than hamsters and guinea pigs), ferrets, hedgehogs, skunks, rats, raccoons, squirrels, potbellied pigs, monkeys, arachnids, or any farm animal.
11. Pets must be on a leash at all times when outside the fenced area of a Premises. Pets cannot be tied or staked outside of the home. Residents who walk their pets must carry a plastic bag or other appropriate container to retrieve and dispose of any droppings.
12. No fish aquariums larger than 20 gallons are permitted.

FBRC also maintains the authority to:

1. Determine additional requirements for tenant liability insurance
2. Terminate Residential Lease Agreement for failure to remove aggressive or unruly pets
3. Assess additional charges for damages
4. Grant exceptions to the Pet Policy, after validation from HQDA that the exception does not conflict with existing Army policy for installations.



Pet Policy