

PET RULES:

1. PET RULES. Residents are responsible for the actions of the pet at all times and agree to abide by the following rules:

- a) Residents agree that the pet will not disturb the rights, comforts and convenience of other residents in the area. This applies whether the pet is inside or outside of residents' unit.
- b) Residents shall not permit the pet in other units, laundry rooms, offices, club rooms or other facilities.
- c) When the pet is outside of the unit, ***the pet shall be kept on a leash and under residents' supervision at all times.*** Owner or owner's representative shall have the right to pick up loose pets and/or report them to the proper authorities. Owner may impose reasonable charges for picking up and/or keeping loose pets.
- d) The pet shall not be tied to any fixed object anywhere on the apartment complex, including walkways, stairs, stairwells, parking lots, grassy areas or any other place within the area.
- e) Unless the owner has designated a particular place in the area for pet defecation, residents must take the pet off the premises of the area for that purpose. Residents will not permit the pet to defecate anywhere on the complex, including patio areas, walkways, stairwells, parking lots, grassy areas, or any other place within the complex. If such should occur, residents will be responsible for the immediate removal of waste. Notwithstanding any provision herein, residents shall comply with local city ordinances regarding pet defecation. **If resident is seen letting pets defecate on property without immediate disposal, there will be a \$30.00 charge to your account.**
- f) Dogs and cats must be housebroken. Birds must be caged at all times. No pet offspring are allowed.

2. ADDITIONAL RULES. Owner shall from time to time have the right to make reasonable changes and additions to the pet rules, herein, if in writing and distributed to all residents who are permitted to have pets.

LIABILITY:

1. LIABILITY FOR DAMAGES. Residents shall be liable for the entire amount of all damages caused by such pet. This applies to carpets, doors, walls, drapes, windows, screens, furniture, appliances and any other part of the unit or the unit complex including landscaping. If such items cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify owner for all costs of litigation and attorney's fees resulting from same.

2. MOVE-OUT. Upon move-out of residents, the carpets will be professionally shampooed and defleaed for the protection of future residents. Residents shall also be liable for deodorization of the apartment, if such is necessary in the judgment of the owner. Such shampooing, defleaing, and/or deodorization will be arranged by the owner and paid for by the resident.

3. VIOLATION OF RULES. If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, residents shall at owners' option, immediately and permanently remove the pet from the premises upon written notice by owner or owner's representative. If the resident refuses to remove the pet, eviction procedures will begin at owner's option.

THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

Residents _____ Date _____

Residents _____ Date _____

Agent for Owner Date _____ Date _____