



ATTACHMENT TO LEASE AGREEMENT PET RULES AND REGULATIONS

The following rules and regulations are placed into effect for the benefit of safety, health, comfort, peaceful occupancy and general well being of all residents. Management reserves the right to revise, amend, or add to these rules from time to time. Residents will be given a 30-day written notice before any changes will go into effect.

DEFINITIONS

COMMON HOUSEHOLD PET - A dog, domesticated cat, rabbit, rodent, bird, fish or turtle that meet the following criteria:

- Dog - one licensed, spayed or neutered, dog whose adult weight does not exceed 25 lbs. Dangerous breeds including, but not limited to, Pit Bulls (also known as Staffordshire terriers or bull terriers) are not allowed. The dog must be at least six months old, housebroken and have all required vaccinations required by state and local law.
- Domesticated Cat - one spayed or neutered and de-clawed cat. The cat must be at least six months old, trained to a litter box, and have all required vaccinations.
- Rabbit – one rabbit, which must be trained to a litter box or caged.
- Rodent – one mouse, gerbil, or hamster, which must be maintained inside of a cage at all times.
- Birds - a maximum of two birds that must be maintained inside a cage at all times.
- Fish - fish or a turtle maintained in an aquarium, not to exceed 20 gallons, on a stand appropriate to support the weight. **NO REPTILES.**

PET REGISTRATION CARD – Pet owners must register their pets with management before the pet is brought on the premises and must update the registration annually. The card includes immunization record, description of pet and licensing information.

DEPOSIT - A deposit of **\$200.00** shall be required for a dog or cat. *Rodents, rabbits, caged birds, fish, or turtle do not require a deposit.*

RULES AND REGULATIONS

1. Residents may have one 4-legged warm-blooded pet per unit.
2. Resident agrees to pay a Pet Deposit prior to bringing the pet into the unit. Resident's liability for damages caused by his/her pet is not limited to the amount of the Pet Deposit. The resident will be required to reimburse the property for the real cost of any and all damages where they exceed the Pet Deposit.
3. Infestation of adjacent units or common areas attributable to a specific pet shall be the responsibility of the resident who shall be liable for the cost of correcting the infestation.
4. Resident agrees that pet will be immunized annually as required by state and local law and will be licensed annually
5. All pets must be under the control of a responsible individual while on the designated areas of the property. All pets must be effectively and appropriately restrained (leashed). At no time may a pet be tied up and left unattended.
6. Under no circumstances shall any pet be permitted to roam free in any common area.
7. Resident shall not permit pets in the models and management office.
8. The pet must be walked in the designated areas. Pet waste shall be picked up immediately by the Resident and disposed of in a sealed plastic trash bag and placed in the trash bin. Failure to comply with this waste removal rule will result in a \$25 penalty per occurrence.
9. Cat litter shall be changed at least once a week and/or scooped daily and disposed of in a sealed plastic trash bag and placed in trash bin. Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets shall be billed to and paid by the pet owner.
10. Resident agrees to control the noise of his/her pet so that it does not constitute a nuisance to other residents. Failure to control noise may result in a demand of the removal of the pet from the premises.
11. Any pet that physically threatens and/or harms a resident, guest, or staff member shall be immediately and permanently evicted from the property.
12. Resident shall provide adequate care, nutrition, exercise, and medical attention for his/her pet. Pets left unattended for longer than 24 hours will be reported to the appropriate authority and will be removed from the premises at the owner's expense.
13. Resident acknowledges that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened by such animals. Therefore, resident agrees to exercise common sense and common courtesy with respect to such other residents' right to peaceful and quiet enjoyment of the premises.

14. In the event of a resident's sudden illness, the resident agrees that management shall use discretion with respect to the provision of care for the pet consistent with federal guidelines and at the expense of the resident. Unless written instructions are provided in advance by the resident to the management office, all care shall be at the resident's expense.
15. In the event of the death of a resident, the resident agrees that management shall have the discretion to dispose of the pet consistent with federal guidelines unless written instructions are provided in advance by the resident to the management office.
16. Unwillingness on the part of the named caretakers of a pet, per items 16 and 17 of this section, to assume custody of the pet shall relieve management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered as authorization to management to exercise discretion in such regard consistent with federal guidelines.
17. The owner of a pet which creates a nuisance upon the grounds or by excessive noise, odor, or unruly behavior shall be notified of such nuisance in writing and shall be given ten (10) days to correct the nuisance.
18. Management shall take appropriate steps to remove a pet from the premises in the event the resident fails to correct the nuisance within the ten (10) day compliance period.
19. Residents may be evicted for failing to comply with an order to remove a nuisance or dangerous pet.

SIGNATURES

By signing below, the applicable parties acknowledge that he/she has received a copy of these Rules and Regulations and understands that this attachment is part of the lease agreement. The parties also agree to abide by the terms and conditions of these Rules and Regulations.

BY:

Signature of Resident

Date

BY:

Management

Date

As Agent for *Wyngate At Maplewood*

YEAR _____
PET REGISTRATION CARD

Resident's Name: _____ Unit #: _____
 Pet's Name: _____ Pet's Age: _____
 Description: _____
 Vet's Name: _____ Phone: _____
 Address: _____
 How long have you had this pet? _____ License Number: _____

The following Information Must Be Supplied Yearly By Vet
(Documentation on Vet's Letterhead is Permissible)

	Type	Weight	Cert. of Good Health	Rabies
Dog:				
Cat:				
Other:				

	Type	Distemper	Spayed / Neutered	License
Dog:				
Cat:				
Other:				

Bird: _____
 Fish Aquarium Size: _____ Gallons

Comments and Warnings

Responsible Party in the Event of Illness or Death

Name: _____
 Relationship to Resident: _____
 Address: _____
 Phone Number: _____