

PET GUIDELINES

PLEASE NOTE: Pets are a serious responsibility and risk for each Resident in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which the Resident may be held liable.

CONDITIONAL AUTHORIZATION FOR PET. The Lease covering the Premises provides that no pets are permitted on or about the Premises without Management's prior written consent. Any pet may be rejected by Management for any reason Management deems appropriate. Management reserves the right to deny an Application for Permission to have a Pet or Pet Agreement due to an animal, breed, or animal mixed with a breed with a history of aggressive behavior.

DESCRIPTION OF PET. Only the following described pet is authorized to be kept in Residents' dwelling unit. NO substitutions are allowed. No other pet (including offspring) shall be permitted on the premises by Residents or Residents' guests or occupants, at any time. **NO VISITING PETS.** This prohibition includes birds (except those that are caged), Bull Mastiffs, Bull Terriers, chinchillas, Chow Chows, Doberman Pinschers, ferrets, fish (in tanks 20 gallons or more without adequate insurance naming CMG Leasing as additional insured), German Shepherds, Huskies, iguanas, insects, Malamutes, monkeys, Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers, or

American Pit Bull Terriers), Pot-Bellied Pigs, rabbits, raccoons, Rhodesian Ridgebacks, rodents of any kind, Rotweillers, skunks, snakes or reptiles of any kind, Tarantulas, and Scorpions or spiders of any kind, weasels. *See SPECIFICALLY PROHIBITED BREEDS.

SPECIFICALLY PROHIBITED BREEDS: THE FOLLOWING SPECIFIC BREEDS OF DOGS (OR DOGS MIXED WITH THESE BREEDS) ARE NOT PERMITTED Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers, or American Pit Bull Terriers), Bull Terriers, Bull Mastiffs, German Shepherds, Huskies, Malamutes, Doberman Pinschers, Rotweillers, and Chow Chows. Dogs must be contained in an area so as not to interfere with any maintenance service which has been requested. No wild animals are permitted - such as birds (except those that are caged), chinchillas, ferrets, fish (in tanks 20 gallons or more without adequate insurance naming Verandah Properties, LLC as additional insured), iguanas, monkeys, pot-bellied pigs, rabbits, raccoons, rodents of any kind, skunks, snakes or reptiles of any kind, tarantulas, scorpions or spiders of any kind, weasels.

SPECIFIC TYPES OF PETS. The following rules apply to specific types of pets:

Dogs: Dogs must be spayed or neutered. Veterinary proof may be required. No puppies (four (4) months or less) are allowed.

Cats: No cat is permitted unless it has been de-clawed and spayed or neutered. Veterinary proof is required.

Use of a litter box is required and regular disposal of waste and cleaning is required. You may not dispose of litter in toilets, even if the litter is marked “flushable”. Cat litter can cause clogs in the pipes and flooding. Resident shall be responsible for all damage caused by violation of these rules.

Fish Stand must be sturdy. No aquarium with a capacity greater than twenty (20) gallons shall be kept on the Premises.

Residents must place aquariums in a safe location, on a shelf or table giving the aquarium enough support. Residents shall be responsible for all damage caused by leakage or breakage from any aquarium.

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

- a. Nuisance. Residents agree that a pet will not disturb the rights, comforts and conveniences of neighbors or other Residents. This applies whether the pet is inside or outside of Residents’ dwelling. Pet may not cause damage to the property.
- b. Sanitary Problems. Dogs, cats and guide animals for handicapped persons must be HOUSEBROKEN. All other pets must be caged when owners are not present. The pet may not be allowed to urinate or defecate on any unprotected carpet, vinyl floor, or hardwood floor inside the dwelling.
- c. Resident will have a sanitary waste remover, commonly called a “Pooper-Scooper” or “Pet Scooper”, with them at all times while walking the pet outside the unit, and agrees to remove and properly dispose of any pet waste.
- d. Pets shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or any other part of the property.
- e. Prohibited Areas. Residents shall not permit pets in swimming pool areas, laundry rooms, offices, community room, other recreational facilities (if any).
- f. Feeding of Pets. Resident’s pet must be fed and watered inside the dwelling unit; and pet food or water may not be left outside the dwelling unit at any time. This does not apply in fenced yards (if any) which are for Residents’ exclusive use.
- g. Supervision. Pets shall be kept on a leash and under Residents’ supervision when outside the dwelling or Residents’ private fenced yard area. Resident will abide by all laws and regulations (Leash Laws).

LIABILITY FOR DAMAGES, CLEANING, ETC. Residents shall be jointly and severally liable for the entire amount of all damages caused by such pet and all cleaning, de-fleaing, and deodorizing required because of such pet. This applies to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping, or other improvements on the property. If such items cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement by Management. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of 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. **PET DAMAGE OF ANY KIND IS NOT CONSIDERED NORMAL WEAR AND TEAR.**