

SUNNYFIELD PET AGREEMENT

LOCATION:

Please note: Pets are a serious responsibility & risk for each resident in the unit. If not properly controlled & cared for, pets can disturb the rights of others & cause damage running into many hundreds of dollars for which resident will be held liable.

Community: SUNNYFIELD Apt: _____ Date of Pet Agreement: _____ Date of Lease: _____ Resident's Name(s): _____

TERMS:

1. **CONDITIONAL AUTHORIZATION FOR PET.** Residents are hereby authorized to keep a pet, which is described below, on the premises of the above apartment until the lease expires or resident moves out of the premises. Authorization may be terminated if residents' right of occupancy is lawfully terminated.
2. **ADDITIONAL SECURITY DEPOSIT TO CONDOMINIUM ASSOCIATION.** The security deposit required by the association is \$ 200.00 per pet, payable to Sunnyfield Clf.
3. **NO LIMIT ON LIABILITY.** The additional security paid under this agreement is not a limit on residents' liability for property damage, cleaning, deodorization, defleaing, replacements and/or personal injuries

DESCRIPTION OF PET. Only the following pet is authorized to be kept in the residents' unit. No other pets shall be permitted on the premises by residents' guests or occupants unless listed below.

Dog Cat Breed: _____ Color: _____ Age: _____ Name: _____ Housebroken? _____ Date of last rabies shot: _____

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PET RULES:

1. Residents agree that the pet will not disturb the rights, comforts and convenience of other residents in the complex. This applies whether pet is inside or outside of residents' premises.
2. Pet shall be kept on a leash and under resident's supervision at all times when in common areas. Association or association representative shall have the right to pick up loose pets and/or report them to the proper municipal authorities.
3. The pet shall not be tied to any fixed object anywhere on the common grounds, including walkways, stairs, parking lot, or grassy areas.
4. Unless the association has designated a particular area of the complex for pet defecation, residents must take pet off the premises of the condominium complex for that purpose. Residents **WILL NOT** permit the pet to defecate anywhere on the condominium grounds, including walkways, stairways, parking areas, driveways, 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 municipal ordinances regarding pet defecation.
5. Dogs and cats must be housebroken.
6. Association 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:

Resident shall be liable for the entire amount of all damages to common areas caused by such pet, including, but not limited to, grass damage and shrub damage. 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 association for all costs of litigation and attorney's fees resulting from same. If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, residents shall either permanently remove the pet from the premises or be subject to a fine of \$10/occurrence.

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

Resident's Signature: _____ Date: _____ Association/Management Signature: _____ Date: _____