

PET AGREEMENT FOR Harston Woods MANUFACTURED HOME COMMUNITY

ADDENDUM TO LEASE AGREEMENT

(To be completed for each pet approved for residency)

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 damage for which residents may be liable.

1. CONDITIONAL AUTHORIZATION FOR PET: Residents are hereby authorized to keep a pet, which is described below, on the premises at the above space until the above described lease expires. Authorization may be terminated earlier if residents' right of occupancy is lawfully terminated, or if the pet rules listed below are violated in any way by residents', their guest's or any occupant.

2. MULTIPLE RESIDENT: Each resident who signed the lease shall sign the pet agreement. Residents and residents' guest's or occupants shall abide by all pet rules. Each resident shall jointly and separately be liable for damages and all other obligations set forth herein, even if resident does not own a pet.

3. DESCRIPTION: Only the following described pet is authorized to be kept on resident's rental space. No substitutions are allowed. No other pet shall be permitted on the premises by resident or residents' guest's or occupants.

Type of pet \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_  
Licensed in City of \_\_\_\_\_, License # \_\_\_\_\_ Date of Last Rabies Vaccination \_\_\_\_\_  
Name of pet \_\_\_\_\_ Name of owner of pet \_\_\_\_\_

4. SPECIAL PROVISIONS: The following special provisions shall control any conflicting provisions of the printed form. Dogs will be allowed if they are under the height of 15" and weight of no more than 30 pounds. **Absolutely NO PIT BULLS, DOBERMANS, WOLF BREEDS, CHOWS, OR ROTTWEILERS.**

5. LIABILITY FOR DAMAGES, CLEANING, ETC.: Residents shall be liable for the entire amount of all damages caused by such pet. Payment for damages and repair 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.

6. MOVE-OUT: Upon move-out of residents, a deduction may be made to de-flea the space as described above, to protect future residents from possible health hazards, regardless of how long the pet occupied the premises. These arrangements will be made by the property and paid for by the resident.

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

Resident agrees that the pet will not disturb the rights, comforts, and conveniences of neighbors or other resident. This applies whether the pet is inside or outside of resident's dwelling. Pets SHALL NOT be tied to any fixed object outside the dwelling, including patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or any other part of owner's property. Resident's shall not permit pets in swimming pool areas, laundry rooms, offices, clubhouse, other recreational facilities, and other dwelling units. Pets shall be kept on a leash and under resident's direct supervision when outside the dwelling including residents' private fenced area. The pet shall not be allowed outside of the home except on a leash and then, only when accompanied by Resident/Owner. **If at any time the pet is leashed or tied up outside without Resident/Owner supervision, the Community has the right and will charge a twenty five dollar (\$25) fine, payable with Resident's next month's rent. It is understood that the pet fine will be satisfied first, rent second.** Repeated occurrences will be cause for termination of Resident's lease. Owner or owner's representative shall have the right to pick up unleashed pets and/or report them to the proper authorities. Owner may impose reasonable charges for picking up/or keeping unleashed pets. Unless owner has designated a particular area on the common grounds for pet defecation, residents shall not permit their pet to defecate anywhere on the owner's property or common grounds. If pet defecation occurs anywhere on owner's property (including fenced yards for resident's exclusive use), residents shall be responsible for the immediate removal of waste and repair of damage. Notwithstanding any provisions herein, residents shall comply with local ordinances regarding pet defecation. All pets must be licensed with the City of Lewisville.

8. RULE VIOLATIONS: If any rule or provision of this Pet Agreement is violated by resident or residents' guests or occupants in the sole judgment of owner; residents shall immediately and permanently remove the pet from the premises upon written notice by owner or owner's representative; and owner shall have all other rights and remedies set forth in paragraph 6 and 20 of the lease, including damages, eviction and/or attorney's fees.

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

10. COMPLAINTS ABOUT PETS: Residents agree to immediately and permanently remove the pet from the premises if owner receives reasonable complaint from neighbors or other residents.

11. GENERAL: Residents acknowledge that no other oral or written agreement exists regarding this Pet Agreement. Except on written rule changes pursuant to paragraph 9, hereof, owner's representative has no authority to modify this Pet Agreement and the pet rules shall be considered as part of this lease agreement.

I understand that allowing this pet to remain in the Community is a privilege allowed by the Community that may be revoked at any time. I further understand that no further notice is needed. One violation of any of the above rules may result in the demand to immediately remove this pet from the Community.

THIS IS A BINDING LEGAL DOCUMENT READ CAREFULLY BEFORE SIGNING

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date