

PET ADDENDUM

This will serve as an Addendum to the Lease dated _____, between Pacific Northwest Communities, LLC, Owner, and _____, (“Resident”), regarding property located at _____, (the “Premises”).

No pets are allowed at the Premises without the prior written consent of the Owner. Furthermore, only certain types and quantities are permitted as set forth below. This Pet Addendum must be updated annually.

1. Resident is authorized by the Owner to keep the following pet(s), described as:

Type:	Size:	Color:	Name:

NOTE: Owner to attach photo of all authorized pets.

2. All pets must be licensed in accordance with all applicable laws and regulations. All dogs four months of age and older must be micro-chipped and licensed in accordance with all applicable laws or regulations and wear a collar with the required dog tag attached. Licenses must be renewed on or before the expiration date of current tags. All cats are required to have an identification tag on their collar with the owner’s name, address and telephone number, and if required by state or local law, a cat tag.

The pet(s) must have current inoculations and Resident shall submit records of inoculation upon Owner’s request. Rabies immunizations are required for dogs and cats and must be documented with shot tags on the pet’s collar.

There is a limit of two pets per household. For purposes of the count, only dogs and cats will be considered. Other pets (fish, birds, gerbils, hamsters, guinea pigs, or other pets in a cage or tank) will be evaluated on a case-by-case basis. Pets registered with the Owner may be cared for by others in the Neighborhood, provided the visiting pet does not exceed the two pet per household limitation. Breeding of animals is prohibited.

3. Resident will be liable for the entire amount of any injury to the person or property of others caused by Resident’s pet(s). Resident is encouraged to obtain liability insurance.
4. Resident agrees to comply with:
 - a. The terms and conditions set forth herein and Paragraph 11 of the Lease Agreement to which this addendum is attached;
 - b. All applicable laws and regulations, such as, but not limited to, permitted breeds, licensing, inoculations, etc.; and
 - c. Such rules and regulations that may be reasonably adopted from time-to-time by Owner that will be provided to Residents by written notification, including the policies and rules set forth in the Community Handbook.

5. Resident acknowledges that the pet is housebroken and/or litter trained and/or cage trained and shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any other way to inconvenience or cause complaints from any other Resident(s).
6. All animals except dogs and cats must be kept in cages or tanks at all times. Dogs must be confined in the residence or restrained by a leash or fence in the back yard of the Premises. Restraint shall include leashing or chaining the animal to a stationary object to preclude the animal from running free or interfering with the normal flow of pedestrians and traffic. Restraining dogs in front of the Premises is prohibited. Dogs outside Resident's yard must be leashed at all times. Pets must never be kept in garages, carports or storage areas. Both dogs and cats must be appropriately and effectively restrained and under the control of the Resident or Occupant while on the property. No pets, with the exception of service animals, are permitted in Community Centers, community playgrounds or recreation areas.
7. Pets must be fed inside the Premises. Resident may not leave pet food outside the Premises at any time.
8. Resident is responsible for removing pet waste promptly from the Premises and the Neighborhood common areas. Litter and droppings must be wrapped and sealed before being disposed of in the trash as set forth more specifically in the Community Handbook. Violation of this regulation will result in an automatic waste removal charge of \$20.00 per occurrence. If available, the Neighborhood will have a common area set aside for pet exercise and relief, but it remains the Resident's responsibility to clean up any waste from their pet.
9. All pet bites must be reported immediately to the local animal control agency and the Owner, regardless of when or where the bite occurs. Any pet bite shall result in permanent removal of the pet from the Premises. In addition, any pet that viciously attacks another pet may be subject to the same policy.
10. Animal misbehavior (vicious or nuisance) or violence is prohibited. If, in the Owner's opinion and judgment, the pet has disturbed or is disturbing other residents, and/or has caused or is causing damage to the Premises or other property within the Neighborhood, Resident agrees to permanently remove the pet from the Premises and Neighborhood within 10 days of receipt of written notice from Owner. Owner has the right to inspect the Premises for possible damages incurred by the pet with a forty-eight (48) hour notice.
11. The Owner may enter, or authorize humane society personnel or local authorities to enter the Premises and remove a Pet with one day's notice; such notice will be left in a conspicuous place. The Owner may take the necessary action if, the Resident has:
 - a. Abandoned the Pet;
 - b. Abused the Pet;
 - c. Neglected the Pet, including but not limited to:
 - i. Allowing the animal to urinate and/or defecate indoors;
 - ii. Failing to provide adequate opportunity for the Pet to urinate, defecate and exercise in appropriate areas;
 - iii. Leaving the Pet in the Premises for an extended period of time without food or water;
 - iv. Leaving the Pet in a fenced yard for an extended period of time without proper shelter or water;
 - v. Failing to care or obtain professional care for a sick or injured Pet.

The Owner will contact a humane society or local authority for pickup of the animal. The Owner has no further responsibility to the Resident or Pet beyond providing contact information to the Resident for the humane society or local authority involved. Any fees to recover the Pet are the sole responsibility of the Resident. Any Resident who has a Pet removed under these circumstances forfeits the Conditional Authorization for all Pets in the Premises. Owner and/or its Agent are absolved by the Resident or designated point of contact of any or all liability, financial or otherwise, for actions taken on behalf of the Resident pet owner or the well-being of the pet as may be permitted by state or local law.

- 12. Resident agrees to have the Premises professionally treated for fleas and ticks prior to vacating. Proof of treatment must be provided to Owner.
- 13. Violation of the above terms will be considered a breach of the Lease Agreement, which may result in removal of the pet from the Premises and/or termination of the Lease Agreement.

Resident:

Forest City Residential Management, Inc.
Agent for Owner

By: _____

Date:

Date: _____