



LEASE ADDENDUM: PET

This Lease Addendum is hereby made a part of that Lease Agreement ("Lease") dated _____, 20____ by and between Woodlands Management, LLC (" Management") and

_____ ("Tenant").

1. **Approval by Management:** In accordance with the Lease, Tenant hereby seeks permission for Tenant to keep a pet under the terms of this Addendum. Permission is not granted until this Addendum is signed by Management.

2. **Types of Animals:**

a. Only commonly accepted domestic animals are permitted, specifically, only dogs, and fish (in an aquarium not to exceed ten (10) gallons).

b. Wild or exotic animals are prohibited. This includes, but is not limited to, snakes.

c. Breeds considered aggressive, such as, but not limited to, pit bulls and Rottweiler's are prohibited.

3. **Description of Pet:** Tenant is hereby granted permission to keep the following pet ("Pet"). More than one Pet may be considered for approval by Management. Tenant may not add or substitute any animal for the one(s) described without prior written approval from Management:

A. Type of animal: ___ Dog ___ Cat ___ Fish

Breed: _____

Weight: _____ Age: _____ Coloring: _____

B. Type of animal: ___ Dog ___ Cat ___ Fish

Breed: _____

Weight: _____ Age: _____ Coloring: _____

A PHOTOGRAPH OF EACH PET OR THE AQUARIUM IS REQUIRED FOR MANAGEMENT'S RECORDS.

4. **Fees, Additional Rent and Damages:**

A. **Non-Refundable Pet Fee:** Tenant shall pay to Management a non-refundable pet fee of Two Hundred Fifty Dollars (\$250.00). Payment of said fee does not constitute liquidated damages.

B. **Pet Rent:** In addition to the Rent in the Lease, Tenant agrees to pay additional rent in the amount of Twenty-Five Dollars (\$25.00) per month. Pet rent is due the same date and is subject to late fees and any other applicable terms of the Lease as Rent.

Tenant's Initials: _____

C. **Liquidated Damages:** Tenant shall be liable for all damages exceeding normal wear and tear. Tenant acknowledges and agrees that the above Pet Rent and Non-Refundable Pet Fee do not constitute payment for damages and are not a limit on the amount of damages, repairs, pesticide treatments, shampooing, deodorization, cleaning fees, replacement of carpet, carpet pad, sub-flooring, or other flooring or other damages which may come due.

5. **Insurance:** It is recommended that Tenant purchase an insurance policy which provides for liability insurance covering any damages or claims caused by the Pet, including but not limited to Tenant's negligence in failing to supervise and control the Pet which results in property damage or personal injury to other residents, other occupants, guests, invitees, Management's staff or Management's vendors who supply goods and services to the Community.

6. **Rules and Regulations Regarding Pets:**

A. **Laws and Ordinances:** Tenant shall obey all local, state and federal laws and ordinances pertaining to pets including having the Pet licensed and vaccinated as may be required and complying with leash laws.

B. **Leash / Control:** Tenant shall maintain their Pet on a leash or in an appropriate pet carrier at all times when the Pet is outside the Unit. Pets are not permitted to run free or unleashed anywhere in the Community.

C. **Community Common Areas and Decks:** **Pets are not allowed in the pool or pool area or other recreational areas, the clubhouse or the fitness center whether on a leash or not.** Pets shall not be tied or tethered to buildings, patios, balconies, landscaping, trees, stakes, or any portion of the Community Common Areas or grounds. It is not permitted to leave Pets unattended on the decks, patios, balconies or anywhere else outside of the Unit.

D. **Noise and Behavior Control:** While it is understood that dogs may bark once in awhile, constant or repeated barking is not allowed. Tenant shall prevent the Pet from behavior which disrupts or interferes with other resident's quiet enjoyment of their premises or disrupts Management in carrying out its day-to-day business on the Property. Tenant shall not allow or permit their Pet to attack or bite any other person or pet. If an attack occurs, Management reserves the right to require Tenant to remove said Pet immediately and permanently from the Community. If Management deems it necessary, animal control shall be called for possible removal of the Pet.

E. **Pet Waste:**
i. Urination or defecating by the Pet inside the Unit, except in a litter box or other device specifically for such purpose, is prohibited. Litter boxes or similar devices are to be kept in a clean and sanitary manner.
ii. Urination or defecating by the Pet in Common Areas such as hallways, steps, or walkways, landscaping, flowers, shrubs, or grass is prohibited.
iii. Pets must be walked in the natural areas surrounding the Community.
iv. Tenant shall be responsible for cleaning up all Pet feces and disposing of the same in a clean, sanitary manner.

7. **Fines and Charges:** Violation of the terms of this Addendum may result in fines being charged to the Tenant. The following is a guideline and does not exclude other remedies that may be taken by Management.

A. **First Violation:** A written notice specifying the complaint will be issued to the Tenant which may include a fine of Twenty-Five Dollars (\$25.00). Management may, in its discretion, declare the Lease to be in default.

B. **Additional Violations:** For additional violations, Tenant shall be charged a minimum fine of Fifty Dollars (\$50.00). Management may, in its discretion, declare the Lease to be in default.

Fines for violations are to cover the administrative costs of handling a pet violation but do not cover damages or destruction caused by a violation of this Addendum. Tenant shall remain liable for any and all damages exceeding normal wear and tear to the Unit caused by the pets or animals, and the above fees are not intended to release Tenant of such liability.

8. **Animal's Safety:** In the event that Management discovers that Tenant's Pet appears to be abandoned, neglected, abused, unattended, unsupervised, causing damage to the Unit or the Community, or in need of emergency or veterinary treatment, Tenant grants Management the right to take such steps as Management, in its discretion, deems necessary to protect the animal by delivery of the same to the county animal control department, the Humane Society, a veterinarian, or a temporary or permanent foster home. Tenant shall be responsible for any costs connected therewith.

9. **Removal from Property:** Management shall have the right to require Tenant to remove the Pet from the Unit and the Community for any violation of this Addendum or for safety of the Community and its residents which may not be itemized in this Addendum, in addition to the remedy of terminating the Lease.

I, THE UNDERSIGNED TENANT, HEREBY CERTIFY THAT I HAVE READ OR HAD READ TO ME AND HAVE BEEN FURNISHED WITH A COPY OF THIS ADDENDUM AND UNDERSTAND THAT ANY VIOLATION OF THIS ADDENDUM WILL CONSTITUTE A BREACH OF MY LEASE. ANY PARTS I DID NOT UNDERSTAND HAVE BEEN EXPLAINED TO ME AND I UNDERSTAND AND ACCEPT ALL THE TERMS OF THIS ADDENDUM.

TENANT:

MANAGEMENT:

Signature

Woodlands Management, LLC
By: _____
Authorized Representative

Date: _____