HIGHLAND GREENS– PET ADDENDUM

This Addendum is attached to and made part of the lease dated_____, between Highland Greens Estates, as Landlord, and

_____, as Resident(s).

The parties agree that, pursuant to the provisions of the Lease and the Community Rules, resident(s) may keep the following house pet(s) on or in the leased premises, subject to the following terms and conditions:

Pet Name	Color	Circle	Breed	Circle	Weight
_____	_____	Dog/Cat	_____	Male/Female	_____
_____	_____	Dog/Cat	_____	Male/Female	_____

1. All pet(s) must be licensed and comply w/ city ordinances. Residents must provide Landlord with a color photo of the pet(s).

2. All pets must be on a hand-held leash when outside the home and must be accompanied by resident or a member of the resident's household of suitable age. **Pets are not allowed to roam freely**. No dog houses, No tie-outs.

3. Pets are not permitted to be chained up outside the home or in any other area within the community. Dogs are not to be walked or exercised on community lawns, medians, berms, playgrounds, pool, mailbox area or other Tenant's home sites.

4. Resident(s) are required to pick up feces immediately and properly dispose of same each time a pet is taken outside. If this is not done, the community staff will do so and the resident will be charged a $50.00 fee every time this becomes necessary.

5. Resident(s) may have a maximum of two (2) pets per home. Dogs running loose will be turned over to Animal Control.

6. Aggressive breeds of dogs are not allowed, including but not limited to Pit Bulls, Pit Bull Mixes, Staffordshire Terriers, Presa Canarios, Alaskan Malamutes, Wolf Hybrids, Dobermans, Chows, Akitas, Rottweilers, Shepherds, Siberian Huskies, and other dogs which are considered by management to be vicious or dangerous. These dogs may not be brought into the community. Any pet that displays aggressive behavior of any kind in the community toward an individual or another pet/animal will have to be removed from the community permanently. Failure to do so may result in legal action.

7. No exotic pets, including but not limited to snakes, reptiles, wild animals, or farm classified animals may be brought into the community.

8. Pet(s) must behave appropriately, e.g., they must not disturb other residents, and must not cause damage to persons or property of Landlord or of other residents or guests. This includes but is not limited to barking and sod/grass damage.

9. Resident agrees to pay an additional pet fee of $25.00 per pet, per month commencing on _____.

10. Should resident seek to bring a new pet into the community, resident must obtain prior written approval from the community management. The only pets conditionally approved at this time are those listed above.

Resident's failure to comply with these terms will, at Landlord's sole discretion; result in either the loss of pet privileges or termination of tenancy.

I have read, understand and agree to abide by the provisions of this agreement.

_____ _____

Resident(s) signature Date Resident(s) signature Date

_____

Manager's signature Date

____ No Pet but understands the requirements to have a pet.