

THE RESIDENCES AT
**BROOKSIDE
COMMONS**

PET INFORMATION

Pet Security Deposit- \$0

Pet Rent (monthly)- \$45

Resident agrees to abide by the following regulations:

- a) Pets must be walked in designated areas, at least 50 feet away from the buildings.
- b) Pets will be allowed out of the Resident's apartment only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier. Pets must not be left unattended on patios or balconies.
- c) Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet dropping in the appropriate receptacles (either dumpster or trash compactor).
- d) Cat Litter may not be disposed of in toilets.
- e) Pet caregivers shall not launder bedding, toys or blankets in apartment washers and dryers.
- f) No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are:
 - 1. Pets whose unruly behavior causes personal injury or property damage.
 - 2. Pets that make noise continuously and/or incessantly for a period of ten minutes or intermittently for 1 hour or more to the disturbance of any person at any time of day or night.
 - 3. Pets that relieve themselves on walls or floors of common areas.
 - 4. Excessive noise including, but not limited to barking, jumping and running.

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5. Pets in common areas that are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than five feet in length or in a pet carrier.
 6. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 7. Pets that are conspicuously unclean or parasite infested.
- g. Pets shall not be kept, bred or used for any commercial purpose.
 - h. All cats and dogs must be spayed or neutered unless the procedure is deemed medically unsafe by a veterinarian.
 - i. Feeding or otherwise caring for stray and wild animals and birds is prohibited. Stray or injured animals shall be reported to the local animal control authority to be picked up.
 - j. The Resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. The Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas.
5. All fecal matter, dirt, or debris left or caused by the pet will be cleaned by Resident immediately and disposed of in the appropriate receptacles.
 6. Any damage caused by the pet will be paid by Resident upon demand of Landlord including damage caused by cleaning chemicals or other such material used in an attempt to remedy said damage is also the full responsibility of the pet owner.
 7. Should the pet pose a nuisance to other residents or the Landlord, or should Landlord deem it advisable or appropriate, in its sole and absolute discretion, to withdraw its permission for Resident to keep and maintain the pet, Resident will remove the pet from the Premises upon demand by the Landlord, and will not permit the pet to again be brought upon Landlord's premises. Should such removal become necessary, in the sole and absolute discretion of the Landlord, Resident understands that the Lease will remain binding and in full force and effect.

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8. In the event that Resident fails or refuses to remove the pet after demand having been made by Landlord, Landlord may, but is not obligated to, have the pet removed and boarded at an animal hospital or shelter at Resident's expense and may apply any portion of Resident's Security Deposit towards such purpose.
9. Notwithstanding the foregoing, Resident's refusal to remove such pet, after demand by Landlord, shall constitute a substantial breach of Lease, and Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public, and general laws appertaining thereto.
10. Any damage caused by the pet, either inside or outside the Premises, may be deducted from Resident's Security Deposit.
11. Dogs and cats must be licensed and up to date with rabies and other vaccinations and wear proper ID tags at all times.
12. Dog owners must submit a completed temperament form from a licensed Veterinarian stating acceptable temperament for apartment dwelling.
13. To provide Landlord with a photograph of the pet.
14. Resident may cancel this Addendum by permanently removing the pet from the Premises and so advising Landlord (in accordance with Section 20 of the Lease) that it has done so.

Permissible Pets – Number Allowed: 2 Total

Dogs:

Weight -75 lbs.

Cats:

UNACCEPTABLE BREEDS : Doberman Pinscher, Rottweilers, Cane Corso, Wolf Hybrid, Chow Chow, German Shepherd, Pit Bull, Mixed Breed Pit Bulls, Staffordshire Terrier, Fila Brasileiros, Presa Canario, Akita, Wolf Dog Hybrids, Dogo Argentino, Dalmatian, Bull Terrier, Bullmastiff, American Staffordshire Terrier, Great Dane, Mix of Any Unacceptable Breed

Birds (small caged, no exotic)

Number allowed - 2

NO reptiles, exotic or wild animals permitted