

PET ADDENDUM

This will serve as an Addendum (“Addendum”) to the Lease Agreement dated _____, (the “Lease”) between Hunt Southern Group, LLC, (“Owner”), and _____ (“Resident”), regarding the property located at _____ (the “Premises”).

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

<u>Type:</u>	<u>Size:</u>	<u>Color:</u>	<u>Name:</u>

NOTE: Owner to attach photo of all authorized pets.

2. Owner has the right to refuse certain breeds. Those breeds are identified in the Lease Agreement and Community Handbook. All pets must be licensed in accordance with all applicable laws and regulations. All dogs must 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. All dogs and cats will receive or must have a permanent microchip electronic identification implant.

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.

3. Resident agrees to pay Owner a refundable Pet Deposit of \$_____. The Pet Deposit is not a limit of Resident’s liability which includes, but is not limited to, property damages, cleaning, deodorization, flea extermination costs, carpet or other flooring replacement, and/or personal injuries. Resident will be liable for the entire amount of any injury to the person or property of others caused by such pet(s). Resident is encouraged to obtain liability insurance.
4. Resident agrees to comply with:
- a. The terms and conditions set forth herein, in Paragraph 45 of the Community Handbook, and in Paragraph 10 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, animal behavior, 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.
5. Resident 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). Owner shall give written notice to the Resident requesting the complaint be remedied within three days. If, in the Owner’s opinion and judgment, Resident has not remedied the complaint within three days, Resident agrees to permanently remove the pet from the Premises and Neighborhood immediately. Owner has the right to inspect the Premises for possible damages incurred by the pet with a twenty-four (24) hour notice.

6. Vicious or violent animal misbehavior is prohibited and may result in the immediate removal of the pet from the Premises and Neighborhood.
7. All animals except dogs and cats must be kept in cages or tanks at all times. Dogs must be confined to the Premises 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 fenced yard must be leashed at all times. 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 the community rooms, lounge, laundry rooms, offices, recreation areas, or other common room areas.
8. Resident is responsible for removing pet waste promptly from the Premises and the Neighborhood common areas. 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. Disposal of pet waste droppings are to be handled as follows:

Cats: Cat must have a litter box. Litter should be cleaned daily and changed and removed twice weekly. The litter must be wrapped and sealed before being disposed of in the trash.

Dogs: Dog owners are not permitted to leave pet waste droppings anywhere in the Neighborhood. Dog owners must carry a "pooper scooper," disposal bag and clean up after their animal. The picked up droppings must be wrapped and sealed before being disposed of in the trash.

Other Pets: Droppings and cage litter must be frequently and regularly disposed of in wrapped and sealed bags. These bags are then disposed of in the trash.

Violation of this provision will result in an automatic waste removal charge of \$20.00 per occurrence.

9. Dogs are not permitted on children's playgrounds.
10. Resident agrees to have the Premises professionally treated for fleas and ticks prior to vacating, if necessary. Proof of treatment must be provided to Owner. Owner will notify Resident of any required professional treatment for fleas and ticks if determined after thorough assessment during the preterm move-out inspection.
11. 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.
12. The pet owner will be liable for damages and/or injuries caused by a pet. Resident's liability includes, but is not limited to, property damages, cleaning, deodorization, flea or other pest extermination costs, carpet or other flooring replacement, and/or personal injuries. Resident will be liable for the entire amount of any injury to the person or property of others caused by such pet(s).
13. On the occasion of a loose or unattended pet, Owner will contact the Resident pet owner. The Resident must immediately come and get the animal. If the animal remains loose, Owner will contact the Animal Control Section or other appropriate authority to pick up the animal and take it to the shelter.
14. If Resident is unable to care for the pet and abuse or neglect of the pet occurs, Owner will first contact the designated point of contact. In the event the point of contact person is not of assistance, Owner will report the incident to the appropriate local agency.

PET CARE:

Typing of Pets: Pets may not be tied to common area trees, porches or any common area in the Neighborhood.

Noise and Odors: Pet owners are responsible to control pet noise and odor.

Breeding: Residents may not breed animals on the Premises.

Inspections: Owner will have the right to inspect the Premises, upon notice to the Resident, if written complaints have been received or upon demand (after a 24-hour notice) if Owner has reason to believe the pet is a threat to the health and safety of other Residents or the Neighborhood.

Removal: Owner and their Agent have the right to enter a Premise and remove a pet that has become vicious or is a threat to other Residents if the Resident refused to remove the pet or cannot be contacted.

Absence of Owner under Emergency Situations: Resident will contact the identified emergency contact or those parties identified to assist with a pet in the case of an emergency. In the event that the emergency contact cannot be contacted or does not respond within 24 hours, Owner will report the situation to the Animal Protective Shelter, local dog catcher or other appropriate authority. Such circumstances shall be deemed an emergency for the purpose of Owner's right to enter the Resident's premises with such Agent to allow the authority to remove the animal from the Premises. The cost of the care facility will be borne by the Resident.

Owner Intervention: Owner exercises the right to act immediately if a Resident fails to properly care for said pet and the pet is an aggressive animal, sick, injured, or deceased. Owner will contact the Resident's designated point of contact upon determination of inadequate Resident response to such problems. If the designated point of contact is of no assistance, Owner will contact the Animal Protective Shelter or other appropriate authority to remove the pet at the pet owner's expense.

Owner Liability: 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.

Failure to comply with the Pet Policy contained in the Community Handbook, the Pet Addendum and the Lease Agreement may result in the removal of the cat(s) or dog(s) from the Premises and/or eviction of the Resident from the Premises. Any Resident who has been required to remove a cat or dog due to violations of the Pet Policy or the Pet Addendum will not be permitted to have any cats or dogs on the Premises.

Resident:

Hunt MH Property Management, LLC, a
Delaware Limited Liability Company,
Agent for Owner

By: _____

Date:

Date: _____