

— THE BRUNETTE —

THE POWER OF UNIQUE HOUSING

Brunette Condominiums Pet Policy

We consider animals a serious responsibility and a risk to each resident in the building. If you do not properly care for, control and care for a animal, you will be held liable if it causes any damage or disturbs other residents. You may only keep the animal described below. Neither you or your guests may bring any other animal, mammal, reptile, bird, amphibian, fish, rodent arachnoid or insect into your unit or the Brunette Condominium community. Maximum of 1 pet per unit.

ANIMAL RULES. You are responsible for the animal's actions at all times. You agree to abide by these rules:

- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken.
- Outside, the animal may urinate or defecate only in these designated areas: Green spaces, but must be picked up immediately
- Animals may not be tied to any fixed object anywhere outside your unit.
- You must not let an animal other than assistance animals in laundry rooms, offices, activity rooms.
- Your animal must be fed and watered inside the dwelling. Don't leave animal food or water outside the unit at any time.
- You must keep the animal on a leash and under your supervision when outside the dwelling. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.

Animal's name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____

Age: _____

City of license: _____ License no.: _____

Date of last rabies shot: _____

Housebroken? _____

Animal owner's name and Unit Number: _____

Unless we have designated a particular area in your dwelling or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time-to-time if we distribute a written copy of any changes at least thirty (30) days prior to the effective date to every resident who is allowed to have animals.

VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.

COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

OUR REMOVAL OF ANIMAL. In the following circumstances, we may allow animal control or a local humane society to enter the dwelling and remove the animal in accordance with applicable law if, in our sole judgment, you have:

- abandoned the animal.
- left the animal in the dwelling for an extended period of time without food or water; or
- failed to care for a sick animal.

LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling, including carpets.

doors, walls, drapes, wallpaper, window², screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

JOINT AND SEVERAL RESPONSIBILITIES. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

This agreement exists regarding animals. This Animal Addendum and the animal rules are considered part of the Brunette Homeowners Bylaws. This is a binding agreement. Please read it carefully before signing.

Resident or residents
All Residents must sign

By: _____

Brunette Condominium Representative

By: _____

Date of Signing Addendum
