

PETS - Appendix "B" - RULES AND REGULATIONS

No pets or animals, referred to herein as 'pet' or 'pets', shall be kept or maintained in or about the Premises or Property, except as approved at the sole discretion of the Landlord. The Tenant and the pet are subject to the following terms and conditions:

1. No pets shall be permitted in the Premises without written authorization from the Landlord.
2. All dogs are to have a weight limit of no more than 30 to 35 pounds. Larger dogs can be discussed with management.
3. Pets must be at least one year of age.
4. Pets must be spayed or neutered.
5. Restriction of 1 Pet per rental unit (unless approved with written authorization.)
6. All pets must be identified and added to the lease agreement. We reserve the right to refuse a pet and limit pets to cats and dogs. Without exception we do not permit birds, rabbits, rodents, or reptiles in the Premises.
7. Pets must always be leashed when outside and are NOT permitted to run free on the Property.
8. The pet must be kept in good health and free from disease, parasites, and fleas.
9. Pets are NOT permitted to urinate or defecate near the building, on decks, walkways, shrubbery, or gardens on the Property. Dog feces must be immediately picked up & properly disposed of.
10. Pets must be always under the control of their respective owner or other responsible persons. Pet owners should bear in mind that not all other residents will be comfortable with pets, no matter the size of the animal. Pet owners must be considerate and respectful of residents and their guests with animal phobias and/or allergies.
11. Visiting guests are NOT permitted to bring pets into the building without written permission from the Landlord or its representative. All visiting pets must abide by all the rules pertaining to pets as herein specified. Tenants assume all responsibility for pets belonging to their visitors or guests.
12. Pets must NOT be left unattended for extended periods of time.

THE MAPLE

- 13. Should a pet cause nuisance or create a disturbance, (i.e., barking, chewing, scratching, chasing, threaten anyone in any manner, etc.) Tenant will be given a written notification.
- 14. Further nuisance will result in written notice to the Tenant and continued offences will result in the termination of the lease.
- 15. Should a pet bite or harm someone, the Tenant must make alternate living arrangements for the pet on an immediate and permanent basis.
- 16. Any damages above and beyond normal wear and tear caused by the pet will be the responsibility of the Tenant.
- 17. As a pet owner you are responsible for all liability caused directly, or indirectly, by your pet. The Landlord or any representative is not liable for any instance that may arise from the actions of your pet.
- 18. We ask that you respect the needs of those residents requiring assistance using service or therapy dogs. Some consideration must be extended to provide these residents with an acceptable living environment.
- 19. The right to maintain a pet, subject to the conditions herein set forth, is a conditional license and is subject to revocation and termination at any time by the Landlord, in its sole discretion, if such pet is either vicious or a nuisance, or upon failure of a Tenant to comply with these Rules and Regulations Regarding Pets.

UNIT: _____

SIGNED: _____ DATE: _____

_____ DATE: _____

_____ DATE: _____

Breed	Age	Weight	Pet Name	Notes