

PET REGULATIONS  
(ADDENDUM TO LEASE)

1. ELIGIBILITY

- a) Only tenants of BUILDING NAME are permitted to have a pet on the premises.
- b) Only those tenants who pass a housekeeping inspection based on the current condition of the unit will be permitted to have a pet.
- c) Only those tenants who are physically able to properly care for the pet's daily needs or who provide a notarized statement from a third party who is willing to provide proper care for the pet's daily needs will be permitted to have a pet.
- d) OWNER NAME may refuse to register a pet if they reasonably determines, based upon tenant's habits and practices, that the tenant will be unable to keep the pet in compliance with the house rules and other Lease obligations.
- e) In the case of a prospective resident, a finding of satisfactory housekeeping in his/her current residence will be needed to establish eligibility for keeping a pet.

2. TYPES - Permitted pets are limited to the following:

- a) Domesticated dogs or cats which will not exceed 45 lbs. when fully grown.
- b) Domesticated caged small birds.
- c) Fish aquariums not exceeding 20 gallons and containing small tropical fish or goldfish.

No other type of pet is allowed including, but not limited to: birds of prey, reptiles, poisonous or dangerous fish, snakes, or spiders.

3. NUMBERS - No tenant shall be allowed more than one four-legged, warm-blooded pet. An aquarium containing tropical fish or goldfish shall be considered a single pet.

4. SPECIAL EXEMPTION - Weight limitations do not apply for animals that assist the handicapped. For such animals, the pet owner must certify in writing that the tenant, or a household member, is handicapped, that the animal has been

trained to assist persons with that specific handicap, and that the animal actually assists the handicapped individual. All other regulations relating to proper care of the pet, licensing, and inoculations shall apply.

5. LICENSE - Each dog shall be licensed yearly with the proper authorities. The license must be worn by the pet at all times. Proof of licensing must be provided to management annually.
6. INOCULATION - All dogs and cats shall be vaccinated for rabies and distemper annually. Proof of vaccinations shall be furnished to management annually. In addition, the tenant shall furnish proof of any additional inoculations which may be required by local law.
7. STERILIZATION - All female dogs and cats shall be spayed, and all male dogs and cats shall be neutered. If the animal is less than six (6) months old, the tenant agrees to have the appropriate procedure performed when the animal reaches the age of SIX MONTHS. Proof of compliance must be furnished to management. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
8. DECLAWING - All cats shall be declawed. Proof of compliance shall be furnished to management.
9. ALTERNATE CARE - The tenant shall submit a notarized statement from an adult who is not a tenant of BUILDING NAME indicating that individual's willingness to provide care for the pet in their residence in case the tenant becomes ill, incapacitated, or is otherwise judged to no longer be capable of caring for the pet. A statement shall be provided annually even though the individual may remain the same.
10. SECURITY DEPOSIT - All tenants having a pet will pay to OWNER NAME an additional security deposit of \$90.00. The deposit may be used to reimburse OWNER NAME for the cost of repairs or replacement to and fumigation of the dwelling unit, and the cost of animal care facilities as required under Section 16 and 17. OWNER NAME shall refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the dwelling unit.
11. PHOTOGRAPH - The tenant shall provide OWNER NAME with a color photograph of the pet. A new photograph shall be provided annually.

12. PET CONTROL

- a) All dogs and cats shall be leashed at all times when outside the tenant's apartment.
- b) No pet shall be permitted in any common area or hallway, except as necessary to directly enter and exit the building.
- c) No pet (other than fish) shall be permitted to remain in an apartment overnight while the tenant is away.
- d) A pet will not be allowed on elevators unless no one on the elevator objects.
- e) Only one pet shall be allowed on an elevator at a time, no exceptions.
- f) Sections d and e shall be waived in the case of dogs which are trained specifically to assist handicapped persons.
- g) No building personnel will enter any apartment containing a dog or cat until the tenant has physical control of the animal.
- h) No vicious or intimidating pets will be allowed regardless of size.
- i) Tenants shall not permit any disturbance by their pet which would interfere with the quiet enjoyment of the premises by other tenants. This includes, but is not limited to: loud barking, howling, biting, scratching, or chirping.
- j) All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.

13. SANITATION

- a) Litter boxes are required for cats, and are to be changed a minimum of once a week.
- b) All animal waste must be placed in sealed plastic bags and disposed of in the can specifically identified for this purpose outside the building.
- c) Any tenant having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors, and is responsible for placing all waste in sealed plastic bags and depositing such material in the can, etc.
- d) The tenant is required to take whatever action is necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea powder.

- e) OWNER NAME shall designate an exercise area for pets. All other areas are off limits to pets at any time.
14. UNIT INSPECTION
- a) All tenants with pets will make their units available for inspection to determine compliance with the pet policy at any time during business hours within thirty (30) minutes advance notification.
  - b) The tenant shall take adequate precautions to eliminate pet odors within or around the apartment, and to maintain the apartment in a sanitary condition at all times.
  - c) The tenant agrees to make no alterations to the apartment nor construct any pen or enclosure in any part of the building.
15. PET REMOVAL - The tenant agrees that OWNER NAME shall have the right to remove any pet because the pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenancy at a whole. If OWNER NAME requests the tenant remove the pet from the premises and the tenant refuses to do so, or if OWNER NAME is unable to contact the tenant to make the request, OWNER NAME may take such actions as deemed necessary [e.g., placing the pet in a facility that will provide the pet with care and shelter for a period of not to exceed thirty (30) days.]
16. PROTECTION OF PET - If the pet's health is threatened due to the tenant's inability to care for the pet because of illness, absence from the apartment or because of mistreatment of the pet, OWNER NAME will notify the responsible party under Section 9. If the individual is either unwilling or unable to care for the pet, or if OWNER NAME is unable to contact the responsible party, OWNER NAME will place the pet in a shelter for a maximum of thirty (30) days. If no responsible party is found, state or local authorities will be contacted.
17. DEATH OF A PET - The tenant shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the pet's death.
18. DAMAGE OR INJURY - The tenant agrees to assume all personal financial responsibility for damages to any personal property caused by the pet, and assumes personal responsibility for personal injury to any party caused by the pet.
19. PET RULE VIOLATION PROCEDURES - The tenant agrees to comply with the following:
- a) Notice of Pet Rule Violation - If OWNER NAME determines, on the basis of objective facts supported by written statements, that a pet owner has violated a rule governing the keeping of pets; OWNER NAME will serve

a notice to the owner of Pet Rule Violation. The notice of Pet Rule Violation will be in writing and will:

- \* Contain a brief statement of the factual basis for the determination, and the pet rule or rules alleged to be violated.
- \* State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet), or to make a written request for a meeting to discuss the violation.
- \* State that the pet owner is entitled to be accompanied by another person of his/her choice at the meeting.
- \* State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or to terminate the pet owner's lease or both.

b) Pet Rule Violation Meeting - If the pet owner makes a request within five (5) days of the notice of Pet Rule Violation for a meeting to discuss the alleged violation, OWNER NAME will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of Pet Rule Violation. At the Pet Rule Violation meeting, the pet owner and OWNER NAME shall discuss any alleged Pet Rule Violation and attempt to correct it. OWNER NAME may, as a result of the meeting, give the pet owner additional time to correct the violation.

c) Notice for Pet Removal - If OWNER NAME determines that the pet owner has failed to correct the Pet Rule Violation within the time permitted by paragraph b of this section (including any additional time permitted by OWNER NAME), or if the parties are unable to resolve the problem OWNER NAME may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:

- \* Contain a brief statement of the factual basis for the determination, and the pet rule or rules that has been violated.
- \* State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting if notice is served at the meeting).
- \* State that failure to remove the pet may result in initiation of procedures to have the pet removed; terminate the pet owner's lease, or both.

- d) The procedure does not apply in cases where the pet in question presents an immediate threat to the health or safety of other tenants, or if the pet is being treated in an inhumane manner. In such cases, Section 15 shall apply.

21. SIGNATURES

As of this date, \_\_\_\_\_, I agree that these regulations will become an Addendum to my Residential Dwelling Lease Agreement. I certify that I have read and understand the above regulations.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Tenant's Signature

AGREEMENT

for

CARE OF PET

In accordance with the Pet Policy of BUILDING NAME and the Addendum to the Residential Dwelling Lease Agreement dated \_\_\_\_\_ between:

OWNERSHIP NAME  
201 Furnace Road  
Lewisburg, PA 17837

AND,

\_\_\_\_\_(Tenant's Name)

\_\_\_\_\_(Tenant's Address)

I, hereby, agree that should \_\_\_\_\_ become incapable of caring for \_\_\_\_\_ a \_\_\_\_\_  
(name of pet) (type of pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises, and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by OWNER NAME

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

\_\_\_\_\_  
Signature

Sworn and subscribed before me this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary of Public

My Commission Expires:  
\_\_\_\_\_