

PET RULES AND AGREEMENT
HIGHLANDS MOBILEHOME PARK

Upon moving in with or acquiring a new pet, Resident must obtain written permission from Management to keep a pet in the park and must describe the pet(s) on the space provided on this agreement. Once the pet is approved, Resident understands and agrees that they are responsible for compliance with all pet rules.

The following types of pets are the only pets allowed in the Highlands Mobilehome Park:

- ◆ Dogs and Cats (Pet Agreement required)
- ◆ Domesticated birds (excluding poultry)
- ◆ Fish and other aquatic animals kept in an aquarium.

Only allowed pets and guests pets are permitted to be present in the park. Guests' pets are subject to the same Pet Rules as allowed pets. The only exception to this rule shall be service animals. Specifically, no Pit Bulls, Rottweiler's, Chows or Doberman Pinschers are allowed. In addition, no illegal, exotic, poisonous, or dangerous pets are permitted.

Type of pet: _____ Name: _____ Weight: _____

Age _____ Color: _____ License number: _____

Distinguishing markings: _____

The following rules apply to allowed pets:

1. No more than one (1) dog, OR one (1) dog and one (1) cat, OR two (2) cats are allowed to reside on a resident's space.
2. Resident shall comply with all state or local laws, regulations or ordinances governing pets, including those dealing with inoculation and licensing. A copy of required licenses, inoculation certificates, or other such documents shall be provided to park manager.
3. Management encourages all pets to be spayed or neutered. In the event of any offspring, Management must be immediately contacted for interim permission to keep the offspring until such time as they can be relocated. Resident agrees to relocate all offspring within two (2) months or as soon as weaned if sooner than two months.
4. Allowed birds or aquatic animals shall have a suitable cage, aquarium or enclosure inside the mobilehome.
5. Allowed pets shall be kept inside the mobilehome and not permitted outside except as follows:
 - a) Allowed pets may be brought outside to be transported into and out of the park in a motor vehicle: and
 - b) A pet is allowed outside within the boundaries of a homeowner's space if it is on a leash or within a fenced area. Resident is required to be with the pet any time the pet is outside. A pet may not be walked out of and/or into the park even if it is on a leash. No pet shall be allowed to urinate or defecate on the space of another resident or on park common areas.
 - c) In no event shall a pet be allowed on or in the common areas of the park, including, without limitation, the green belts, the recreation building, the pool area and the laundry building.
 - d) Food may not be left out of doors for any pet or other animal.

- e) For purposes of this rule, being on a leash requires that the leash be in the hand of a person while the leash is attached to the pet. Any pet running loose, roaming in the community or otherwise left unattended may be impounded without notice and at the pet owner's expense.
- 6. While a pet is outside the mobilehome, any droppings shall be immediately cleaned up by the homeowner or the person holding the leash. Failure to abide by this provision shall be grounds for management to require an allowed pet to be permanently removed from the park.
- 7. Resident shall restrain each allowed pet from making loud or disturbing noises or otherwise engaging in any disturbing behavior. Such behavior shall include, without limitation, attacking, barking, shrieking, growling, howling, lunging, threatening, biting or any other like behavior. Management may require the permanent removal of any allowed pet if, after giving notice; a pet continues to make loud or disturbing noises. Management shall determine whether or not the noise is disturbing to neighbors (not the neighbors or the pet owner).
- 8. Resident shall maintain each allowed pet so as to avoid any odor or sanitation problems emanating from the mobilehome or the home's lot. Management may require that any allowed pet be permanently removed from the park if, after giving notice to the homeowner, there are continuing odor or sanitation problems which reasonably disturb neighbors.
- 9. Should a resident lose a pet, the resident must obtain written permission for another pet. Such permission shall be obtained prior to replacement.

Failure of a resident to remove a pet from the park when management requires removal of the pet shall constitute a violation of the park rules and regulations and all applicable remedies shall be available to management for such violation.

In the event Management requires removal of a pet, Resident may seek an additional opportunity to conform to the pet requirements. Should Resident make such a request, it must be made in writing and explain the actions and precautions to be taken to prevent a recurrence of the offending behavior. Management reserves the right to provide such opportunity to Resident without waiving its right under this agreement or other residency documents. No such action shall constitute a waiver, estoppel, laches or other defense to subsequent notices or actions to enforce the terms of this agreement.

Resident understands and agrees that Resident shall be responsible and liable for any injury, damage, or other loss, expense, harm, liability, claim, demand, suit and cause of action arising from or substantially the result of the keeping of the pet, including its behavior, actions and omissions or conditions resulting from keeping the pet. Resident therefore agrees to indemnify and hold management and its employees, agents and representatives free and harmless from all liability, including the cost of providing a defense.

I have read the above pet rules and hereby agree to comply with them.

Dated: _____

Resident: _____

Dated: _____

Resident: _____

Approved

Dated: _____

Park Manager: _____