Pinnacle Estates of Glendive LLC

Pet Agreement

Park Manager: Diane Leath | 406-941-2123

Permission and Household Limits

This agreement supplements the rental agreement for the home or lot identified on page 2. All pets require written management approval. The maximum is two dogs plus one cat per home or unit. Visiting pets require advance approval and count toward these limits while present. Approval applies only to the animals listed on page 2; request approval before adding or replacing an animal.

Restricted Dog Breeds and Safety

The following breeds or types, and known mixes containing them, are restricted as pets under this park policy:

Pit Bull-type dogs (American Pit Bull Terrier, American Staffordshire Terrier and Staffordshire Bull Terrier), Rottweiler, Doberman Pinscher, German Shepherd, Chow Chow, Akita, Presa Canario, Cane Corso and wolf hybrids.

This is a park admission policy, not a claim that every dog of a listed breed is aggressive. Breed information may be supported by veterinary or adoption records. Discuss uncertain identification with Diane rather than guessing solely from appearance.

A dog of any breed with a documented history of unprovoked biting, attacking or threatening people or animals may be denied pet approval after review of the circumstances. Report any incident promptly to Diane. Call animal control or law enforcement when appropriate and 911 for immediate danger.

Control, Cleanup and Care

- Outside an approved secure enclosure, dogs must be on a leash held by a responsible person able to control them. Do not allow unattended tethering, roaming or access to other residents' lots. Keep cats inside or securely contained.
- Pick up waste immediately from all areas, including your own lot, and place it in a tied bag in a trash container. Maintain clean, sanitary conditions; control odors and fleas.
- Prevent persistent barking or other unreasonable disturbance. Provide appropriate care, supervision, vaccinations and licensing required by law. Obtain approval before installing a pet fence; it must not obstruct utility or emergency access.

Assistance Animals and Accommodations

Requests for disability-related reasonable accommodations, including assistance animals, must be reviewed under applicable federal and Montana law. Pet fees, number limits and breed restrictions will be waived when required by law. Any direct-threat assessment must consider the particular animal and objective evidence; a breed label alone does not replace that review.

Contact Diane to request an accommodation. Do not put medical diagnoses on this public form. Accommodation information will be handled separately.

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Resident and Rental Information

Resident name(s)

Lot / unit number

Rental agreement date

Pet agreement effective date

Rental type: park-owned home / lot only

Resident telephone

Approved Animals

List only approved pets. Attach veterinary or adoption information if needed; do not list an assistance animal as a fee-bearing pet.

Dog 1: name, breed / mix, color, age

Dog 1: weight and license (if required)

Dog 2: name, breed / mix, color, age

Dog 2: weight and license (if required)

Cat: name, color and age

Veterinarian name / phone

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Monthly Charges

Park-owned home: $100 per month for one approved pet dog; $200 per month for two approved pet dogs. Enter the selected amount below. These are recurring monthly charges, not deposits, and are payable with rent. Apply changes only through a signed agreement and any legally required notice.

Approved pet dogs: 0 / 1 / 2

Park-owned home monthly dog charge: $

Lot-only pet charge, if separately agreed: $

Cat charge, if separately agreed: $

Charge start date

Other written terms (or none)

The dog schedule applies only to park-owned homes. This agreement sets no automatic lot-only or cat charge and adds no pet deposit. Any such charge requires a stated amount, written agreement and compliance with law.

Responsibility and Signatures

Residents are responsible for legally chargeable damage caused by their animals, beyond ordinary wear. Report incidents promptly. Violations will be addressed through applicable notice and legal procedures; this agreement does not authorize an automatic eviction or waive rights or liability protections provided by law.

By signing, the parties confirm approval of the listed pets and the completed charges. Keep a copy of this agreement.

Resident signature / typed name

Date

Additional resident signature / typed name

Date

Manager signature / typed name

Date