

Pet owners must register their pets with the property manager before the pet is brought on premises and must update the registration annually. All pets must be pre-approved and all necessary paperwork completed and turned into the office prior to any pet being brought on premises. Unauthorized pets are a Tenant violation and will be noted on your Tenant account. Fines will be imposed, and we will ask that the pet be removed from the property immediately and permanently.

PET TYPES: The following animals must be registered and incur a \$200.00 annual pet fee, Dogs, Cats, Rabbits, Ferrets.

Dogs of all breeds and sizes are welcome. Residents are responsible for understanding the needs, temperament, and handling requirements of their dog, and must ensure their pet is well-trained, controlled, and respectful of the community.

Only fish tanks 20 gallons or less are permitted. Other caged animals such as reptiles, gerbils, guinea pigs, etc., are permitted providing they are legal to possess in the State of Michigan. Tanks and cages must be well kept and cleaned regularly.

Birds are not permitted.

Maximum number of pets per unit: 2

PET OWNER RULES & RESPONSIBILITIES:

1. Tenant is responsible for the actions of Tenant's pet at all times. Tenant agrees to abide by the following rules:
 - a. **Vaccines** Pets must be up to date on all vaccinations required by state law. Tenant must provide proof of up-to-date vaccinations as well as a rabies certificate.
 - b. **Registration** Dogs must be licensed through the City of Owosso or Shiawassee Co. Tenant must provide copy of registration.
 - c. **Disease** Pets must be free of any communicable infections or any parasites such as fleas. Regular flea & tick prevention is required.
 - d. **Waste** All pets must be house-trained. Tenant's pet will not be allowed to defecate or urinate anywhere on the property except grassy areas across the parking lot. Tenant shall have a sanitary waste remover in his/her possession at all times while walking his/her pet outside the Premises. Tenant shall clean up after their pet immediately any time the pet relief area is used, or an accident occurs.
 - e. **Cleanliness** Tenant shall maintain cleanliness of any indoor pet waste receptacles, this includes odor.
 - f. **Behavior** Tenant is responsible for their pets' behavior and well-being. All pets must be obedient, well-socialized and with no history of biting, excessive barking, chasing or aggressive behavior
 - g. **Nuisance** Tenant's pet will not be allowed to disturb the rights, comforts and conveniences of neighbors or other residents.
 - h. **Leash** All pets must be kept on a leash and must be under the control of a responsible individual while on the common areas of the property. All pets must be effectively and appropriately restrained and under the control of a responsible adult individual while on the common areas of the property. Be advised that this is not only our policy but an ordinance with the City of Owosso and the State of Michigan. Dogs off leash is a civil infraction and you will be fined.
 - i. **Unattended** Tenant shall ensure their pet is not left unattended for an extended period of time that may cause the pet to become stressed and act out.
 - j. **Hygiene** Tenant is responsible for their pet's hygiene at all times. Pets must be clean and well groomed.
 - k. **Tying up** Tenant shall not tie up his/her pet to any fixed object outside the Premise.
 - l. **Common areas** Tenant shall not allow his/her pet in the swimming pool areas, gym area, the commercial space, the restaurant or deli areas, patio area, or flower/landscape beds.
 - m. **Damages** Tenant is legally & financially responsible for any messes, damage or harm caused by their pet. This includes flea infestations and clean up.
 - n. **Emergency care** Provide name, address, and phone number of at least one responsible party who will care for pet in the event the owner is unable to provide care.

2. **Complaints About Pet.** If The Woodard Station Condo Association determines, at its sole discretion, that the Tenant's pet has disturbed the rights, comforts, or conveniences of neighbors or other Residents, The Woodard Station Condo Association shall have the right to demand that Tenant immediately and permanently remove the pet from the Premises. The Woodard Station Condo Association shall also have all the other rights and remedies set forth in the Lease or this Agreement, including seeking damages, eviction and/or attorney fees.
3. **Guest pets/Pet sitting** Only pre-approved, registered Tenant pets are permitted on premises. Tenants' guests are not permitted to bring their pets onto the premises at any time. Guest pets will be listed as a Tenant violation on your account, and we will ask that the pet be removed from the property immediately and permanently. Pet sitting is not permitted unless Tenant receives prior authorization, and the pet is registered in advance as a Tenant pet. Fees apply.
4. **Violation of Rules.** If any rule of this Agreement is violated by Tenant or Tenant's guests or occupants, The Woodard Station Condo Association, at its sole discretion, shall have the right to fine Tenant and/or demand that Tenant immediately and permanently remove the pet from the Premises. The Woodard Station Condo Association shall also have all the other rights and remedies set forth including seeking damages, eviction and/or attorney fees.
5. **Fines.** Fines are as follows 1st violation verbal warning, 2nd violation \$100 fine, 3rd violation \$500 fine, 4th violation termination of pet privileges. We will ask that you remove the pet from the premises immediately and permanently. Fines subject to change

More information regarding dog laws in Michigan can be found here <http://legislature.mi.gov/doc.aspx?mcl-Act-339-of-1919>

*The Woodard Station Condo Association may amend, modify, add to or delete from, the above pet policy at any time. Such changes shall become binding upon 14 days written notice to the Tenant.