

PENTHOUSE GREENS ASSOCIATION NO. "C" INC.

PET AGREEMENT

Owner: _____

Unit #: _____

Dog / Cat Name: _____

Date: _____

Breed: _____

This Pet Agreement is being granted by the Board of Directors. This Pet Agreement is subject to the restrictions listed below:

1. Unit Owners are allowed one animal (dog or cat) per unit.
2. The animal (dog or cat) shall be no more than twenty-five (25) pounds, and pictures of the animal shall be provided to the Association for identification purposes. A separate Pet Agreement with proper documentation will be required for any replacement animal.
3. The animal must be licensed and current with all required shots and vaccinations, and the Board may require proof of same be provided by Owner as verified by a Licensed Veterinarian.
4. The Owner must pick up all animal waste immediately and dispose of the waste properly when walking a dog.
5. Dogs must be on a leash at all times when outside the Owner's unit.
6. The animal is not permitted inside the fenced in areas around the pool or inside the recreation facilities. P.E.G.R.A. Rules prohibit all pets in the pool area or in the building.
7. The animal may not disturb the peace and tranquility of other Owners or create a nuisance or danger to others. See local ordinances on noise violations for further guidance.
8. The Owner will make every effort to insure the animal is not taken on the elevator when in use by other residents or guests who do not like animals, and will wait for the elevator to be empty before entering the elevator with the animal.
9. **Owners may walk their animal on the Penthouse Greens side of the median strip, between Buildings B & D only. Owners will not walk their animal on the median strip outside of Buildings A&B and D&E.**
10. If a Renter/Tenant requests an animal, he/she must first produce written approval by the unit Owner. A pet deposit of \$300.00 shall be paid directly to the Association to pay for any damage or fines which may be assessed. This applies to Renters only, not owners. A total or partial refund will be returned to the Renter/Tenant at the termination of the Lease. This amount is over and above any security required by the unit owner for pet damage inside the unit.
11. Owner agrees that he or she shall indemnify and hold the Association harmless for any damages or personal injury caused by the animal, and shall promptly reimburse the Association for any costs incurred by the Association to make repairs as a result of or arising out of the animal being on the premises.
12. To the extent it is necessary to institute legal action to enforce the provisions herein, the Owner, if found at fault, shall bear any and all reasonable attorney's fees and costs incurred by the Association.

If the Board receives a written complaint(s) regarding failure to abide by the restrictions listed above, the Owner will be notified in writing of the complaint(s) and directed to correct the problem(s). If the Owner fails to correct the problem(s) within ten days, and the same problem(s) persists, the Board may take appropriate action to have the animal removed.

I understand and agree to comply with the above listed restrictions.

Owner Signature

Date

Revised 11/23/11