

RIDGE LAKE ASSOCIATES, LLC
PET EXHIBIT

This Exhibit is attached to and made a part of that certain Lease Agreement dated _____ by and between Ridge Lake Associates, LLC (hereinafter called Owner, and including authorized agent for Owner, if any), and _____ (hereinafter called Tenant), for the premises located at: _____

OWNER AND TENANT AGREE AS FOLLOWS:

1. Permission is hereby given for Tenant's pet, described below, to be kept within subject premises. Such permission is being given with the express understanding and agreement by Tenant that pet, when taken in and out of the premises, will be kept on a leash or caged and under full control at all times. Further, when walking pet, Tenant will keep pet away from public places, lawns, and sidewalks of all residences in neighborhood or buildings in complex, whichever is applicable herein. Tenant will be responsible for cleaning up pet droppings. **Tenant shall be responsible for all damage to the subject premises or grounds by reason of having a pet therein or thereon. Landlord may bill Tenant for damage caused by pet, which amount shall be paid no later than with the following month's rent.**
2. Said pet will not annoy, bother, or be permitted to annoy or bother other residents in the neighborhood or complex, or the public within the area. If, in the sole discretion of Owner or his Agent, said pet becomes a nuisance, bothersome or an annoyance to the public, or neighbors, or becomes a threat to public health or safety, then, at the written direction of Owner or his agent to the Tenant, Tenant shall, within five (5) days thereafter, remove said pet from the premises or face legal remedies, including, but not limited to, termination of the Agreement to which this Exhibit applies.
3. Tenant agrees to pay \$ _____ as a nonrefundable pet fee for the privilege of maintaining said pet on Owner's premises. Said nonrefundable pet fee is paid in addition to, and not in lieu of, Tenant's responsibility for all damages caused by pet, above. Tenant agrees that only the pet named and described below will occupy the premises. No additional or different pet is authorized under this Agreement.
4. Tenant may have no more than two (2) pets on the premises, and each pet requires a separate non-refundable pet fee. Permitted pets include dogs, cats, birds or certain type of fish. Birds must be caged at all times. No pet offspring are allowed. Tenant must provide proof of vaccination of pet, where same is required by law, for communicable diseases prevalent in species of pet, including but not limited to, rabies. Dogs may be no larger than _____ inches tall (full-grown) and must weigh no more than _____ pounds at maturity.
5. Fish tanks may be no larger than _____ gallons and must sit on a waterproof barrier to preclude floor damage.
6. No other animals, reptiles, or insects are permitted, including, but not limited to livestock or farm animals, exotic or jungle animals, pigs, skunks, ferrets, monkeys, snakes, lizards, spiders, turtles, hamsters, and gerbils.

____ Resident initials
____ Resident initials
____ Owner/Agent initials

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6. PET RULES:

- a. Take all reasonable action to insure that any pet does not violate the rights of other persons;
- b. Comply with all applicable laws, statutes, ordinances, restrictions, Home Owners' Association (HOA) rules, and other enforceable regulations regarding any pet;
- c. Maintain all vaccinations and/or inoculations current as required by law;
- d. Confine any pet that is a dog or a cat, when outside, by fences or on leashes under Tenant's control;
- e. Confine any pet other than a dog or cat in appropriate cages at all times;
- f. Promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
- g. When walking the pet, keep away from private property, including lawns, driveways of all residences in neighborhood.

7. Access: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property as permitted by the lease.

8. TENANT'S LIABILITY:

A. Tenant is responsible and liable for:

- 1. any damage to the Property or any item in the Property caused by any pet;
- 2. any personal injuries to any person caused by any pet; and
- 3. any damage to any person's property caused by any pet.

B. Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, sod, yard, fences, shrubs or landscaping.

9. Indemnification: Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

10. Type of Pet: _____ Breed: _____ Name: _____

Age: _____ Weight: _____ Color/Markings: _____ License # _____

Type of Pet: _____ Breed: _____ Name: _____

Age: _____ Weight: _____ Color/Markings: _____ License # _____

Certifying understanding and acceptance of all terms and conditions herein, this Pet Exhibit is hereby executed and made part of the existing Lease for Residential Property.

Owner / Owner's Agent Date

Tenant Date

Property

Tenant Date