

January 26, 2018

## **DAVIS LANDINGS UPDATED PET POLICY and LEASE ADDENDUM.**

**ANIMALS (PETS):** Acceptable animals include domestic cats, dogs under 25 lbs. (specific breeds are not permitted-see below), turtles, non-poisonous frogs, domestic hamsters, hermit crabs, gerbils, and small domesticated birds and domestic fish. Traditionally aggressive dog breeds, including but not limited to, Staffordshire Terriers (a.k.a. Pit Bulls), Rottweilers, Doberman Pinsers, wolf-dogs, and other dogs deemed vicious by animal control or other governing authorities, are not permitted in the leased premises. When and if an approved animal is permitted on a property, additional fees may be required. Additional requirements may be imposed. This policy does not apply to disabled persons who require the use of a support animal. Tenants are allowed a maximum of one pet per unit.

### **ANIMAL RULES:**

- a. Pet owners must pick up after their pets.
- b. All pets must be leashed at all times. Pets cannot be left outside barking or creating an annoyance of any kind to the neighbors. Animals may not be tied to any fixed object anywhere outside the dwelling unit.
- c. The animal must be fed and watered inside the dwelling unit. Do not leave the animal food or water outside the dwelling unit at any time.
- d. You will have the animal vaccinated and/or receive any shots or medical care as required by law. You will also obtain any licenses and/or permits for the animal as required by law. We may request proof of necessary vaccinations, licenses or permits at any time. Your failure to provide us such information is a material breach of this Lease Contract. You will have the animal vaccinated and/or receive any shots or medical care as required by law. You will also obtain any licenses and/or permits for the animal as required by law. We may request proof of necessary vaccinations, licenses or permits at any time. Your failure to provide us such information is a material breach of this Lease Contract.

**Move-Out:** At move-out, you will pay for defleaing, deodorizing and shampooing to protect future residents from possible health hazards regardless of how long the animal was there. We – not you – will arrange for these services.

Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum even if the resident does not own the animal.

**Violation of Rules:** If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgement) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all the rights and remedies set forth in the Lease Contract including damages, evicton and attorneys fees to the extent allowed by law.



**Complaints about animal:** You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

Tenants can only keep the pet described below. You may not substitute any other animal(s) described below. Neither you, nor your guests or occupants may bring any other animal(s)-mammal, reptile, bird, amphibian, fish, rodent, arachnid or insect-into the dwelling or dwelling community.

The most recent Vaccination Report and Veterinarian Record MUST be attached with this form.

Animal Name	
Animal Owner Name and Apartment #	
Type	
Breed	
Color	
Weight	
Age	
City of License	
License Number	
Housebroken: Yes or No.	
Date of last rabies Shot	
Vaccination Report Attached?	
Veterinarian Report Attached?	

**You are legally bound by this document. Please make sure that you read it properly. Animals are a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal you will be held liable if it causes any damage or disturbs other residents.**

Tenant: \_\_\_\_\_

Resident or Residents (All residents must sign): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

COMMUNITY LAND TRUST OF PALM BEACH COUNTY

By: \_\_\_\_\_ Date: \_\_\_\_\_

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