

**Schedule "F"**  
**Keuka Shores Luxury Town homes**  
**Pet Policy Lease Addendum**

Our Pet Friendly Policy is subject to strict adherence to these pet owner rules.

Our community does not assess any additional fees typically associated with pets in a rental housing situation however the landlord reserves the right to convert the whole community to a Pet Allowed Policy with associated additional monthly pet rent of \$35/pet and "PooPrint DNA Testing" associated fees if violations of our pet friendly policy gets abused by one or more pet owner(s).

The above stated Landlord requires all residents wishing to bring pets into the Community read, understand and abide by the rules outlined in this Pet Lease Addendum.

This addendum takes into account the needs of management, pet owning residents and non-pet owning residents, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all living in our community by fostering an attitude of respect, cooperation and consideration.

Permission to keep a pet is granted at Management's sole discretion, based in part on an interview with the owner and the owner's willingness to agree to this Pet Policy and sign a Pet Rider to his/her/their lease.

Acceptable pets include dogs, cats, birds & fish (with some breed limitations). Unacceptable pets include reptiles, rabbits, livestock or poultry. Requests to keep pets of any other type must be presented to Management in writing. Management may deem any animal unacceptable if it is not considered an appropriate pet for the rental situation (for example, based on disposition).

There are to be NO aquariums larger than 10-gallon capacity

In compliance with our liability insurer the following dog breeds are not permitted: Akita, Doberman, Chow, Wolf Hybrid, Pit Bull, Staffordshire Terrier, Rottweiler or the Mix of Any Breeds Noted

No more than 2 (two) pets may reside in a townhome. There is no weight limit.

All accepted pets are to reside **indoors only** and may not interfere with non-pet owner's quality of living standards.

All pets over the age of 6 months must be spayed or neutered unless a veterinarian certifies that health problems prevent the surgical procedure. Veterinarian certification provided at time of initial lease, lease renewal or when a new pet reaches 6.5 months old. No breeding allowed.

All pets must receive proper veterinarian care and must be up to date on rabies and distemper vaccinations with a veterinarian's statement to this effect provided to the Management. Such verification must also be required when the tenant renews his/her/their lease.

Pets shall be properly licensed in accordance with applicable town or village ordinances/jurisdictions with evidences of licensing provided to Management.

Pets shall be temporarily removed from the housing for purposes to include but not necessarily limited to delivery of maintenance repair services, extermination services, preventative maintenance/housekeeping inspections, as requested by Management.

**Pet Owners are fully responsible for all associated costs for damages to the town home caused by their pet(s) including odors and dirt that require additional cleaning and or replacement to remediate.**

**Pet Owners are fully responsible for all associated costs for injury and/or damage to anyone or anything caused by their pet(s) regardless of circumstance unless legally ruled otherwise.**

Pet owning residents are responsible for keeping all areas where pets are housed clean, safe and free of parasites including fleas and ticks.

No pet is allowed to be tied up or let outside alone for potty breaks. Pets are to always be leashed to their owners when they go outside.

A small dog "park" is part of the development's plan. Completion will be at the convenience of the landlord.

All pets must be leashed or crated whenever they leave the unit. A fine of \$75.00 will be imposed if the resident does not comply with these restrictions.

All pet waste must be removed and properly disposed of at all times. A fine of \$75.00 will be imposed if the resident does not comply with these restrictions.

No pet is to be left unattended in a resident's unit for a period longer than which is appropriate in light of the needs of the pet; in general, less than 12 hours, on a regular basis.

If Management has reasonable cause to believe a pet has been left unattended or the pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet, Management will attempt to contact the resident to remedy the situation. If Management is unable to contact the resident within a reasonable period, Management may enter the resident's unit and make necessary arrangements for the pet's care, including removing the pet and placing it a temporary home such as boarding kennel. Any cost incurred will be deducted from the resident's pet and security deposit.

All complaints about pets must be in writing and will be reviewed by Management. Management may hold a hearing with the complainant and the pet owner to clarify the situation and attempt to resolve the issue.

Residents are responsible for ensuring that their pets do not disturb or annoy other residents or neighbors. Residents whose pet(s) are determined by Management to be disturbing others must remedy the situation immediately. A resident who fails to remedy the situation after two (2) warnings will be considered in breach of their lease or other rental agreement and may be required to vacate the premises.

**Pet Addendum**

This pet addendum to the lease between \_\_\_\_\_ (resident) and Keuka Shores, LLC is made part of the lease entered between parties on \_\_\_\_\_ (date).

Resident has read, agreed to all aspects of and signed the Pet Policy attached to this Pet Rider

Resident shall keep his/her/their pet(s) in a responsible manner and provide proper care for it as provided in said Pet Policy.

Management agrees to permit Resident to keep the pet(s) described in this rider in accordance with the pet policy.

Type of Pet: \_\_\_\_\_ Name: \_\_\_\_\_ Age: \_\_\_\_\_

Description: \_\_\_\_\_

Type of Pet: \_\_\_\_\_ Name: \_\_\_\_\_ Age: \_\_\_\_\_

Description: \_\_\_\_\_

Resident has provided evidence (in the form or receipt of written verification from the pet(s) veterinarian of the following:

**For Cats:**

Evidence of Rabies Vaccine Tag # Expiration Date

Evidence of Distemper Vaccine Expiration Date

Evidence of Spay/Neuter

Evidence of Rabies Vaccine Tag # Expiration Date

Evidence of Distemper Vaccine Expiration Date

Evidence of Spay/Neuter

**For Dogs:**

Evidence of Rabies Vaccine Tag # Expiration Date

Evidence of Distemper Vaccine Expiration Date

Evidence of Spay/Neuter

Evidence of Rabies Vaccine Tag # Expiration Date

Evidence of Distemper Vaccine Expiration Date

Evidence of Spay/Neuter

Resident shall be liable for any damages or injury whatsoever caused by the pet(s) and shall pay Management or Management's agent or employee immediately upon demand for any and all costs incurred by the Management as a result of damage or injury caused by the pet(s).

Resident agrees to indemnify, hold harmless and defend Management and all Management's agents and employees against all liability, judgements, expenses (including costs and attorney fees) or a claim by third parties for any injury to any person or damage to property of any kind whatsoever caused by Resident's pet (Resident shall provide the following information and promptly notify Management in writing of any changes.

Management reserves the right to notify the veterinarian and/or emergency pet caretakers they have designated as such and to verify their willingness to act as such

**Veterinarian:**

Name:

Address:

Phone:

Emergency #:

**Emergency Pet Caretaker #1**

Name:

Address:

Primary Phone #:

Work Phone #:

**Emergency Pet Caretaker #2**

Name:

Address:

Primary Phone #:

Work Phone #:

By signing this pet rider, Resident has agreed to the above policy.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Keuka Shores, LLC

\_\_\_\_\_  
Date