

City Side Lofts Condominium Association Pet Rules, Regulations and Agreement

THIS AGREEMENT, made this ____ day of _____, _____, by and between _____, Owner of condominium number _____ in the CITY SIDE LOFTS CONDOMINIUM ASSOCIATION, hereinafter referred to as Owner, and the Board of Directors of CITY SIDE LOFTS CONDOMINIUM ASSOCIATION, by and through which has been vested with the jurisdiction to approve or reject pets in the building, enter into pet agreements with Owners and to assume responsibility to enforce the Pet Rules, Regulations and Agreement, hereinafter referred to as Board,

WITNESSETH:

1. Owner owns and will have living in said condominium unit the following pets:
Name _____, Breed _____, Age _____, Weight _____.
Name _____, Breed _____, Age _____, Weight _____.

2. In consideration of the Board consenting to allow my pet(s) to be kept or permitted within my condominium unit, and with respect for the comfort and peace of mind of my residential unit neighbors, I, Owner, hereby agree as follows:

- a. To not keep or permit any pet in my unit which shall be a nuisance, annoyance, inconvenience or a danger to the City Side Lofts Condominiums or any occupant thereof.
- b. To not keep or permit more than two pets defined as normal domestic animals, in my condominium unit. The term "pets" excludes reptiles, rodents, and such wild or exotic animals such as wolves, panthers, etc.; and any pet exceeding 100 pounds in weight.
- c. To notify management if I will be out of town and the pet left in the unit and, in which case, provide management the name, address and phone number of the person or entity responsible for caring for the pet.
- d. To immediately clean up after any pet accidents or activities, which leave foreign substances of any kind in the common areas and to immediately notify management so the area can be professionally cleaned and sanitized, and to be responsible for any cost related thereto.
- e. To license and inoculate said pet as required by law and to provide management with written verification.
- f. To keep pets on a short leash at all times in all common areas so they do not make offensive contact with anyone in said areas.
- g. To be responsible for and pay upon receipt of billing for any and all primary and secondary damage caused by said pet(s).
- h. To dispose of pet refuse by flushing down unit toilet. If other disposal is needed it should be wrapped in a heavy-duty plastic and carried to the trash room located in the exit of the parking garage and should not be placed in the trash chute.

I understand that only two sustained complaint notices of any violations to this pet agreement will be given. Upon receipt of the third sustained complaint of any violation to this pet agreement, I will remove any pet previously permitted within 24 hours. I also understand I will be responsible for all costs and attorney fees if legal action is required to successfully enforce this agreement.

DATED this _____ of _____, _____.

PET OWNER
(All owners of condominium unit must sign)

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(All owners of condominium unit must sign)

CITY SIDE LOFTS CONDOMINIUM ASSOCIATION BY:

The Board of Directors
