

Treetops - Ocean Breeze, HPR PET AGREEMENT

Date of Pet Agreement _____ Owner Name: _____

Unit # _____

PLEASE NOTE: Pets are a serious responsibility and risk for each resident on the property. If not properly controlled and cared for, pets can disturb the rights of others and cause costly damage for which residents may be held liable.

TERMS:

- PET FEE/PAYMENT INFORMATION.** The owner of the above unit will pay by check or money order, payable to Treetops - Ocean Breeze HPR, **an annual fee of \$200.00 per pet (2 max) per villa.** This is a recurring charge until the owner gives written notification of pet removal. This fee is due October 1st. There will be no late fees (\$25.00) charged until after November 30th.
- NO LIMIT ON LIABILITY.** The pet fee under this pet agreement is not a limit on residents' liability for property damages and pet violation fines.

PET RULES:

- PET RULES.** Residents are responsible for the actions of the pet at all times and agree to abide by the following rules:
 - All owners who reside with pets, or homeowners who allow short term or long-term renters with pets, must pay the pet fee per year per pet.
 - Residents agree that the pet will not disturb the rights, comforts and convenience of other residents in the regime. This applies whether the pet is inside or outside of the residents' unit.
 - Residents shall not permit the pet in the swimming pool areas, offices, or other recreational facilities.
 - When the pet is outside of the unit, the pet shall be kept on a leash and under residents' supervision at all times. Regime representative shall have the right to pick up loose pets and/or report them to the proper authorities. Regime may impose reasonable charges for picking up and/or keeping loose pets.
 - The pet shall not be tied to any fixed object anywhere on the common property, including walkways, stairs, stairwells, parking lots, grassy areas, or any other place within the regime.
 - Residents **MUST** pick up after their pets. Residents will be responsible for the immediate removal of waste. Residents shall comply with local city ordinances regarding pet defecation.
- ADDITIONAL RULES.** The regime from time to time has the right to make reasonable changes and additions to the pet rules, herein, if in writing and distributed to all residents who are permitted to have pets.

LIABILITY:

- LIABILITY FOR DAMAGES.** The owner shall be liable for the entire amount of all damages caused by such pet. This applies to all common areas including landscaping. If damages cannot be satisfactorily cleaned or repaired, the owner must pay for complete replacement by the regime. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. The owner shall be strictly liable for the entire amount of injury to the person or property of others, caused by such pet: and owner shall compensate regime for all costs of litigation and attorney's fees resulting from same.
- VIOLATION OF RULES.** If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, the owner shall be fined up to \$25.00 for 1st offense, \$50.00 for 2nd offense and \$100.00 for the 3rd offense.

THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

Owner Signature: _____

Date: _____