



Addendum #1 - 160 Pleasant Street - PET ADDENDUM

1. This Addendum is incorporated into the Lease dated _____.
2. If any provision of this Addendum is violated, Landlord reserves the right to demand removal of the pet(s) identified in Paragraph 3 hereof from the Apartment Community.
3. Landlord hereby grants permission for Resident to have _____ (animal name/type) in the Premises located at 160 Pleasant Street, Unit #_____
4. The pet is not allowed outside the Premises at any time, except as noted in Paragraphs 5 and 6 below.
5. Cats must be in a carrier on occasions when they must leave the Premises (i.e. for vet visits). Dogs must be leashed at all times when outside the confines of the Premises on Apartment Community property. Animals are not permitted in the public areas of the building or grounds, including without limitation common area recreation rooms, fitness room, dining room, kitchen, restrooms and management offices, except for the purpose of transporting them. Animals may not be walked or otherwise entertained on the property grounds. Resident shall not bring the pet into other dwelling units.
6. Pets must be properly cared for and groomed. Owners must immediately clean up after their dog when walking outside, or if they create a mess inside the building or common areas. Litter boxes must be kept clean and tidy to avoid odors that may disturb neighboring tenants.
7. The approved pet may not be replaced should it die or otherwise permanently leave the Premises without express written permission from the Landlord.
8. Resident is responsible for the pet's behavior. Resident understands that they are liable for damages caused by the pet, including injury to others and damage to personal property and the property of the Landlord. If the pet is found outside the Premises or causing damage or disturbing other tenants, they must be immediately and permanently removed from the premises and Resident may not replace the pet with another. Resident will receive one warning notice in writing of an infraction. Subsequent violations will result in the request for the animal's removal.
9. Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create a nuisance to neighbors with barking, whining, or other unruly behavior.
10. Resident must complete a Pet Application with references, which shall include a recent color photo of the animal for its file and documentation of rabies vaccination. Documentation of a current dog license will be required and must be updated annually with management's file for the continued residence of the dog.
11. Landlord reserves the right to prohibit certain breeds (whether purebred or mixed) of animals from residency, including but not limited to: Wolf dogs, Staffordshire Bull Terriers, Pit Bull Terriers, Kerry Bull Terriers, Rottweilers, Dobermans, Bull Mastiffs/Mastiffs, German Shepherds, Alsantian Shepherds, Husky (all varieties including Samoyed), Chows, Spitz, Giant Schnauzer, Boxers, Airdales, Great Danes, Chesapeake Bay

Retrievers, Akitas, Dalmatians and St. Bernards.

12. Landlord reserves the right to restrict pets to no greater than 60 pounds, and/or that will not grow to exceed 60 pounds at maturity.

13. All pets over the age of six months must be spayed or neutered. Puppies under 6 months of age, or that are not yet spayed/neutered and/or housebroken, will not be permitted.

14. Pets are not permitted on common resident deck (2nd floor) or other area outdoors areas on the premises.

15. No "visiting" pets are permitted.

16. Prior to move-out, management will inspect the Premises for any pet damages, including but not limited to damage to carpets and flooring. Damages will be deducted from Resident's security deposit.

17. In a self-contained building with common interior hallways, all residents living in the immediate vicinity of the pet owner must be free to oppose the introduction of a pet into the building if allergies to animal hair or dander will be detrimental.

18. Resident agrees to pay the following pet rent and/or fee:

___ \$25.00 per month per cat pet rent (2 cat max per apt)

___ \$50.00 per month per dog pet rent (1 dog max per apt)

___ \$250.00 one-time pet fee per dog (non-refundable)

___ \$175.00 one-time pet fee per cat (non-refundable)

Signed and assented to below:

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Owner: Civic Center Associates Limited Partnership

By: _____ Date: _____

___ \$250.00 one-time pet fee per dog (non-refundable)

___ \$175.00 one-time pet fee per cat (non-refundable)

Signed and assented to below:

Resident: _____ Date: _____