

InvesTek Management Services, LLC

PET ADDENDUM

In connection with that certain Lease Agreement and subject to conditions stated herein, we grant permission for your unit only, the pet described below and only upon the following terms and conditions stated below.

The pet is a Male / Female, Dog / Cat which is approximately _____ lbs.

The pet is generally described by the following breed, height, weight and physical identifying characteristics.

Terms and Conditions:

1. Residents housing a pet in their apartment must notify Management and pay the \$250 non-refundable Pet Fee, along with the \$25 monthly Pet Fee/pet.
2. Typical and/or commonly owned domesticated household pets including dogs, cats, birds and fish are acceptable types of animals for this community.
3. An 90-pound weight limit does apply to pets residing in this community, small dogs (not to exceed 40 lbs) are the only dogs allowed on the 2nd floor. The breed of dog must be approved by us prior to occupying the premise. Our breed restrictions are as followed; Pit Bulls, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Chows, Great Danes, St Bernards, and Akitas. A cat must be spayed/neutered and de-clawed with veterinarian certification to be brought to us prior to being permitted on the premise.
4. Vicious and/or intimidating pets will not be allowed.
5. All pets must be restrained by a leash and controlled by an adult when taken outside of their unit.
6. Residents are solely responsible for cleaning up pet droppings outside the unit and on the facilities grounds. Droppings must be disposed of by being placed in a sack and then into a solid waste container. **If not picked up at once there will be a \$25.00 fine per pile.**
7. Residents must provide litter boxes for cat waste and store them only on the inside of the dwelling units. Litter boxes must be cleaned regularly, preventing refuse from accumulating or becoming unsightly or unsanitary.
8. Birds must be confined to a cage at all times. Fish tanks may not exceed 20 gallon tanks.
9. Pets are not permitted in the community room, office area, or any other common area of the community.
10. Residents must take adequate precautions and measures necessary to eliminate pet odors from within or around the unit and maintain the unit in a sanitary condition at all times.
11. Residents may not permit their pet to disturb, interfere with, or otherwise diminish the peaceful enjoyment of other residents. If complaints persist resident agrees to put the pet out for room and board for remainder of lease at owner's own expense.
12. Service animals that assist persons with disabilities are considered to be auxiliary aids and are exempt from any payment portion of this policy.
13. Except for the pet described above, you shall not keep any pets in the unit without the execution of an additional Pet Addendum.

If you fail to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in the Pet Addendum shall constitute a default permitting termination of the Lease Agreement.