

The Woodlands Pet Agreement

Date: _____ Resident Name(s): _____ Unit: _____

Address: _____

1. Screening/Registration

The Eastern Shawnee Independent Living Elders Complex (“Department”) must be notified of any pets before the resident occupies the unit. A screening should be arranged with the Department to screen the temperament of the pet. It is in the sole discretion of the Department to determine whether any pet poses any threat to the health, safety, or welfare of The Woodlands community.

2. Deposit and Rent

A refundable deposit of **\$100.00** is required as additional security deposit for any pet. This amount will be added to any existing security deposit and will secure all of resident’s obligations under the rental contract and this pet agreement. An additional amount of **\$10.00** a month will be charged for a first pet, and an additional amount of **\$20.00** a month will be charged for a second pet.

3. Terms

The resident agrees to the following:

- a. Only the following described pets will reside in my unit: _____. Pet sitting a pet not covered by Resident under this agreement will be considered a violation of Department policy.
- b. All pets must be properly licensed and have shots required by statute or regulation at all times.
- c. No pet with a history of aggressive, threatening, or violent behavior will be allowed. At the Department’s discretion, and pursuant to Section 1, breeds with a disposition for aggressive behavior may be prohibited.
- d. Pets shall not be kept, bred, or used for any commercial purpose. All pets must be spayed or neutered by six months of age. If the procedure is deemed medically unsafe by a veterinarian before six months of age, pets must be spayed or neutered at the earliest available time.
- e. Pets will not be allowed out of resident’s unit except when being carried or when on a leash under resident’s control.
- f. Pets will not be chained or tied in any way outside or to the exterior part of the building.
- g. Resident will be responsible for immediately cleaning up after their pet(s) and discarding securely bagged pet droppings.
- h. Pets will not be allowed to make noise or engage in threatening conduct which might disturb other residents or other pets.
- i. Pets will be kept clean. Any pet waste that is accumulated in a tray inside the unit will be disposed of properly and promptly.

- j. Resident will immediately notify the Department of any personal injury or property damage caused by their pet(s).
- k. Resident will promptly pay for any damage attributed to their pet(s).
- l. **The maximum adult weight/size is 20 lbs.**
- m. **The maximum number of pets allowed in the unit is 2.**
- n. Resident, any guest, or invitee shall indemnify, defend, and hold the Department, the Department's agents, and employees harmless from and against any action, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by the Resident, his/her guest, or invitee.

4. Enforcement Policy

Any resident or Department agent observing an infraction of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the Department. If the Department is in agreement with such complaint, the pet owner will receive written notice of the violation.

If upon the **third** violation the problem is still unresolved, arrangements will be made for a hearing. (At the Department's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof). The Department may require the permanent removal of any pet, if such pet is determined by the Department to be a nuisance or a danger to The Woodlands community and its residents. If so determined, the pet owner will have **30 days** to remove the pet from the premises.

5. Service Animals

Registered service animals are subject to all rules and regulations of the Woodlands Pet Policy. **However, a weight limit shall not be placed on registered service animals.**

I clarify that my pet(s) has no history of aggressive, threatening, or violent behavior and I agree to the above provisions.

Resident

Date

Resident

Date

Department/Agent

Date