

1COUNTRY HILLS MANOR

Pet Ownership Agreement

Name: _____

Date: _____

Address: _____

The above named owner or resident agrees to abide by the following provisions while maintaining a pet at Country Hills Manor: '

1. The dog or cat will not disturb other residents at Country Hills by creating an unacceptable level of noise, by acting in a threatening manner, or by creating offensive odors. An unacceptable level of noise or smell is any noise or smell created by a dog or cat, either inside a unit or in the Common Area or Limited Common Area, that can be heard or smelled in another unit or in the Common Area or Limited Common Area.
2. The dog or cat will not defecate on, do damage to, or in any way disturb the Country Hills Common Areas. If a dog or cat defecates in the Common Area or Limited Common Area the dog or cat owner shall immediately pick up the droppings, place them in a tightly secured plastic bag, and place them in the garbage.
3. The dog or cat will remain inside the resident's unit at all times it is at Country Hills unless it is carried or on a leash (no longer than 10 feet) and in the presence of the unit owner, tenant, guest, resident or agent of a unit owner.
4. The dog or cat will never be allowed to freely roam in the Country Hills Common Areas.
5. A cat owner, unit owner, tenant or _applicant will provide a litter box for a cat inside the unit where cat resides. The contents of a used litter box shall be placed in the garbage after 'first being placed in a tightly secured plastic bag.
6. No dog or cat may be left unattended on a patio or tied to any fixed item and left unattended,
7. The dog or cat owner, unit owner, tenant or applicant agrees that the management committee has the right to require removal of any animal if it receives complaints about the animal and the management committee determines, in its sole discretion, after a hearing, that the complaints are valid.
8. The dog or cat owner, unit owner, tenant or applicant agrees that they will pay liquidated damages of \$15 to \$50 per day (as determined by the management committee for each day the dog or cat remains in a unit after its removal has been required by the management committee.)
9. Any damages caused by an animal to the Common Area will be the responsibility of the animal's owner, unit owner, tenant or applicant.
10. Dogs and cats shall be properly licensed and have current shots in accordance with Ogden City Ordinances. A copy of this information shall be made available to the management committee within 24 hours of request, Feeding, caring for, or otherwise aiding unlicensed or stray animals is prohibited.

11. The management committee shall not be responsible for loss or liability of any kind whatsoever arising from or growing out of having any dog or cat in the Common Areas or within the community, including flowerbeds, grass areas, and shrubbery. Any damages caused by a pet will be the responsibility of the unit owner.
12. No dog or cat shall be kept, bred or used for any commercial purposes,
13. Dog and cat owners shall indemnify the management committee and the Association and hold them harmless against loss or liability of any kind arising from their pet's actions.

Signed by: _____
Unit Owner/Resident

Description of Pet (type, size, color): _____

Approval by Management Committee: _____