

PET RULES AND REGISTRATION FORM

This Pet Agreement is entered into the _____ day of _____, 20__ by and between The Quail Run II Condominium Association and Co-Owner:

residing in the premises located at _____

The Resident agrees to the following:

1. A color photo of each pet will be provided with this registration.
2. A copy of each pet's veterinary records including dog license number

Pet 1:

Name of Pet:		Breed:	
Age:		Color:	
Last Rabies Dose:		Weight:	

Pet 2:

Name of Pet:		Breed:	
Age:		Color:	
Last Rabies Dose:		Weight:	

Residents agree to abide by the following pet rules and regulations:

1. Co-Owners are allowed to have household pets. No more than two (2) pets are allowed in any Unit. No more than 1 dog under 35 (lbs.) are allowed in any unit. No aggressive breeds or aggressive mixed breeds are allowed on the property. The maximum dog weight of 35 lbs. If the breed weight will exceed 35 lbs. at adult age, the puppy is not allowed even though the weight is less than 35 lbs.
2. No animals, livestock or poultry of any kind shall be raised, bred or kept on the premises except for cats, provided that they are not kept, bred or maintained for any commercial purpose.
3. All dogs must be on a leash (not more than 6 ft.) and controlled by their Owner or a capable person when on property. Residents are to ensure their dogs do not go onto the decks of other Residents. Pets may not be left unattended. Dogs may not be tied out on the property or allowed to roam free. Cats must be indoor cats only. No feeding stray animals.
4. The pet(s) may not cause any damage to the property, nor may the pet(s) cause any discomfort, annoyance or nuisance to any other Resident or their guests.
5. The Resident shall be fully responsible for any damage, costs, expenses or liabilities, of any nature, including all injuries and property damage, caused by the Resident's pet(s).



Quail Run II

 Condominium Association

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6. Cat litter or other pet cage materials may not be disposed of in toilets or on common grounds. All waste materials must be bagged and properly disposed in the trash bin.

7. Co-owners are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as Resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without completing a Pet Registration Form.

8. Co-Owners will pay a fine of \$50 per month for any dog that hasn't been registered with The Quail Run II Condominium Association within 30 days of the dog residing on the property.

9. Any violations, after a verbal warning, of the Rules or Bylaws can be grounds for the following fines:
 - First Offense - Verbal/Written Warning – no fine
 - Second Offense - \$50 fine
 - Third Offense - \$100 fine
 - Fourth Offense - \$500 Fine and/or Removal of Pet within 7 days of written notice
 - There is a \$10 per occurrence fine for any pet fecal matter clean up or yellow grass spot repair

Pet Owner agrees that if the Pet Rules and Regulations are not followed they will remove the pet if the violations are presented and a fourth offense is issued.

If the Resident fails to pay any fines that have been served all payments made to the association will be applied to the balance owed in the following order of priority: 1st – Fines; 2nd – Damages or repairs; 3rd – Past due Association fees; 4th – Current Association fees.

Pet Owners shall indemnify the Quail Run II Association and its Board Members and hold it harmless against loss or liability of any kind arising from their Pet(s).

Residents with an ADA compliant Service Animal are required to provide all documentation to the Association Board for review at the time this registration is completed.

By signing below, I agree to all requirements of this Pet Registration Form and Association Bylaws:

Resident/Pet Owner - Signature

Date

Resident Phone Number

Resident/Pet Owner – Print Name

Date

Resident Email