

**Yardarm Condominium Association, Inc.**

**PET AGREEMENT**

This agreement is attached to and is part of the Rental Agreement dated \_\_\_\_\_  
between \_\_\_\_\_, (the Owner), and  
\_\_\_\_\_, (the Tenants).

NOTE: The tenant's ability to possess pets is at the discretion of the Unit Owner (and in accordance with Yardarm Rules of Engagement and Policies. Pet ownership is NOT ALLOWED for tenants with an occupancy rate of less than 3 months duration.

It becomes effective on \_\_\_\_\_ (date).

Tenants desire to keep the following described pet

Name: \_\_\_\_\_

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Age and Weight: \_\_\_\_\_

Vaccinations Current: \_\_\_\_\_

Current Rabies tag #: \_\_\_\_\_

Date of Spayed or neuter \_\_\_\_\_

NOTE: Yardarm is a pet friendly community with the intent of welcoming tenant/owner companions; we do not allow pets intended for breeding purposes either private or commercial.

This agreement applies to the dwelling they occupy and under the Rental Agreement referred to above.

Because this agreement specifically prohibits keeping pets without the Owner's permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.

- 3) Tenants agree to adhere to local (e.g. State, County, and Community) ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for unreasonable periods—either outdoors and/or indoors.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet outside their dwelling where it may attract other animals.
- 7) Tenants agree to keep their pet from being unnecessarily noisy and/or aggressive and prevent them from causing annoyance or discomfort to other community members and will remedy immediately upon complaints to/through the Owner or Manager.
- 8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
- 9) Tenants agree not to breed or allow the pet to reproduce, but if this should accidentally/unintentionally occur, the pet's offspring will be placed within eight weeks of birth.
- 10) In addition to the \$50 Yardarm Pet Registration Fee (used to replenish pet station supplies), Tenants agree to immediately pay for any damage, loss, or expense as a result of their pet. In addition, the owner is highly encouraged to add a pet deposit to their standard security/cleaning deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate.
- 11) Tenants agree to pay for pest infestation services resulting from ownership of pets allowed on the premises resulting from improper hygiene or neglect.
- 12) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. If requested, Tenants agree to furnish the Owners with a picture of their pet prior to occupancy.
- 13) Tenants agree that the Owners reserve the right to revoke permission (in writing) to keep the pet should the Tenants break this agreement. Should that revocation occur, Tenants will be given 3 days to remove the pet from the premises..
- 14) Any animals on the property not registered under Yardarm Pet Agreement will be presumed to be strays and will be subject to removal according to State, County, and/or Community ordinances.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

## **Yardarm Condominium Association, Inc.**

### **PET POLICY**

1. All pet owners (Owners and Tenants) will submit a properly completed Yardarm Pet Registration Agreement and pay the \$50 Yardarm Pet Registration Fee prior to bringing a pet(s) on premises. NOTE: The \$50 registration fee is used to replenish pet waste station supplies.
2. Only traditional household pets like dogs, cats, birds and fish are permitted.
3. Yardarm has established a pet friendly policy in order to welcome Owner/Tenant companions; Yardarm prohibits pet breeding within our community (private or commercial). Therefore; all animals should be spayed/neutered at the appropriate age, no animal shall be kept or bred for commercial purposes; and should a pregnancy accidentally/unintentionally occur, the pet's offspring will be placed within eight weeks of birth.
4. Pets may not exceed a weight of 35lbs fully grown.
5. Total number of pets per residence is limited to 2 each.
6. All pets shall be registered and inoculated as required by State, County and Community ordinances.
7. No pets are permitted to run at large. All pets must be kept restrained or on a leash at all times while on the premises.
8. Due to health code requirements, pets are NOT allowed in the swimming pool area.
- . Due to safety concerns, pets are NOT allowed on community dock when not under direct pet owner control (e.g. carried, and/or tethered/leashed) and transiting to/from a boat/vessel.
8. All damage created by pet(s) is the sole responsibility of the pet owner, or in the instance of default, the property owner

NOTE: If the pet owner is a renter, who refuses to reimburse for proven damage to community property (e.g. Limited Common Elements), the damage will be repaired at the direction of the Board of Director's by the property management company and reasonable repair costs, billed to the property owner.

9. Pet owners shall clean up after pets properly and quickly. Should this clean up not occur, and given health and hygiene concerns, the BoD of Directors must direct the property management association to address the issue, reasonable cleanup costs will be charged to the pet owner.

NOTE: In the instance of default, these charges will be billed to the owner.



10. Pet(s) may not be kenneled, stored, and/or permanently housed on the rear lanai of any unit for any period to time while not under direct supervision of the pet owner.

11. Owner of pet(s) shall provide the association's managing agent with proof of annual vaccinations as required by State, County, and Community ordinances.

12. Aggressive breeds and/or mix thereof, or any pet having been reported/documented/substantiated of being aggressive in nature are not permitted in the community or on the premises under any circumstance.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Pet Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
- 8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
- 9) Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.
- 10) Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$ \_\_\_\_\_ to their security/cleaning deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenants within \_\_\_\_\_ days after they have proved that they no longer keep this pet.
- 11) Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy
- 12) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Owners with a picture of their pet prior to occupancy.
- 13) Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
- 14) Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.

Owner \_\_\_\_\_

Tenant \_\_\_\_\_ Yardarm Pet Policy

#### PETS

1. Only traditional household pets like dogs, cats, birds and fish are permitted.
  2. No animal shall be kept or bred for commercial purposes.
  3. Pets may not exceed a weight of 35lbs fully grown.
  4. Total number of dogs, cats and their offspring per residence is limited to 1 dog or 2 cats.
  5. All pets shall be registered and inoculated as required by law.
  6. No pets are permitted to run at large. All pets must be kept restrained or on a leash at all times when on the grounds.
  7. Pets are not allowed in the swimming pool area.
  8. All damage created by a pet is the sole responsibility of the pet owner or the property owner if the pet owner is a renter. Damage to association property will be repaired by the association and reasonable repair costs billed to the property owner.
  9. Per owners shall clean up after pets properly. If necessary, reasonable cleanup costs will be charged to the pet owner or the property owner if the pet owner is a renter.
  10. Pets may not be kept on the rear porch of any condo unit.
  11. Owner of pet(s) shall provide the association's managing agent with proof of annual vaccinations as required by Hillsborough County.
  12. Pit Bull, Terriers and Rottweiler and/or mix thereof are not permitted in the community under any circumstance.
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Signature Date