

MEADOWBROOK APARTMENTS PET POLICY AGREEMENT

1. All Tenants acknowledge that buildings designated as 'expansion' buildings (2603 Dover Square, 2603 Compton Square, 2603 Windsor Place, 2703 University Drive, 1317 Crestline Drive and 1305 Crestline Drive) DO NOT allow pets, with the exception of fish. Tenants who wish to have fish must adhere to paragraph 6 of this agreement. [REDACTED] Initial(s)
2. Permission to keep a pet is granted by the landlord's sole discretion and is subject to the adherence of the Tenant(s) to all aspects of this pet policy. Permission may be revoked at any time if the Tenant(s) violate the terms of the pet policy.
3. Ferrets, rabbits and rats are strictly prohibited from all buildings at Meadowbrook apartments.
4. All pets must comply with the following rules, in addition to those rules specific to the type of animal:
 - a. No pet can weigh more than 50 lbs when fully-grown. Meadowbrook management will not approve a young pet whose breed suggests it will be over 50 lbs.
 - b. All pets must receive proper veterinary care (based on the species), and they must have all appropriate inoculations as required by state and local laws.
 - c. Pets must be confined to the Tenant(s) apartment or townhome, and may not be allowed to roam free. A pet may not be tied or left unattended in any common area, patio or balcony. When outdoors, pets are to be carried or restrained either by a leash or animal carrier.
 - d. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. This includes, but is not limited to: personal injury or property damage, aggressive or vicious behavior, and continuous noise for a period of ten (10) minutes or intermittently for one (1) hour
 - e. Residents are responsible for visiting pets, which are subject to the same restrictions, deposits, fees and fines as resident pets. No pets of guests may be in the unit without the prior, written approval of Meadowbrook Management. [REDACTED] Initial(s)
5. **CATS/DOGS.** All Tenants acknowledge that only cats and dogs will be allowed to live within approved buildings at Meadowbrook without being confined to a cage, aquarium or terrarium at all times. Before a resident can bring a cat or dog onto Meadowbrook property, he or she must pay a deposit equal to ½ month's rent, complete a Meadowbrook pet application with a photo and current veterinary records, and begin paying a monthly pet fee of \$25.00 per pet. All cats and dogs must adhere to the following rules:
 - a. No resident may be allowed to keep more than two (2) cats or two (2) dogs, or more than one (1) cat and one (1) dog.
 - b. Cats and dogs must be house broken, spayed or neutered, and more than six (6) months old at time of move-in.
 - c. Aggressive breeds are not allowed.
 - d. All Tenants who walk their pet(s) are responsible for immediately cleaning up after their animals and disposing of securely-bagged pet droppings inside a dumpster. Meadowbrook employees who see a resident walking a pet may ask to see a "doggie bag". Any resident found not cleaning up after his or her pet will be charged a \$25.00 fine (for each instance.)
 - e. Cat litter must be placed in tied and doubled plastic bags and taken to a dumpster. Litter may not be disposed of in toilets.

