

MAGELLEN PROPERTIES, INC. SUPPLEMENTAL PET RIDER

Pets may be allowed at Magellen Properties communities provided that the appropriate fee(s) are paid prior to acquiring the pet and upon management approval. The fee is non-refundable and no portion of the fee will be returned or applied to damages exceeding *normal wear* and tear regardless of the condition of the apartment.

Residents are responsible for the animal's actions at all times. The following rules were established to ensure animals or pets do not prevent and resident from enjoying the comforts of their apartment home and community. Failure to follow these regulations may result in Management revoking Resident's right to have a pet on the premises.

- Animals or pets may not be left in the apartment, unattended for a period of time considered inhumane to the animal, or leave the animal on the back porch or common areas of the building unattended.
- Dog Specific Rules: Dogs are only allowed to defecate or urinate in areas away from the apartment premises, most specifically away from the courtyard. **THE RESIDENT IS RESPONSIBLE FOR CLEANING UP ALL ANIMAL WASTE. FAILURE TO DO SO WILL RESULT IN A \$25 PENALTY.** The fine will be applied to the residents account and will be collect at move-out by reducing the security deposit should the fee not be paid in advance.
- Any damage to shrubbery or landscaped areas will be the responsibility of the resident. Allowing your dog to urinate in the same areas repeatedly will result in brown spots on our lawn. Encourage your dog to urinate in different areas each time he/she is walked will avoid this from happening.
- Dogs and cats *MUST* be housebroken.
- Cat Specific Rules: Cats must be spayed or neutered. Outdoor cats are prohibited. Cat urine is extremely difficult to remove from carpets, walls, wood flooring and other porous material inside the premises. All cats must utilize a litter box, preferably with a "hood" to protect the walls and baseboards from the damage associated with cat urine. At no time should a liter box be stored on carpet or wood flooring. Litter boxes must be cleaned on a continual basis to avoid any foul odors from forming.
- If, in the opinion of management (based on reasonable complaints), the animal becomes a nuisance or exhibits aggressive behavior, the animal must be removed immediately upon receipt of written request or legal action.
- Management reserves the right to restrict fish tanks to a maximum of 20lbs on upper level apartments and no more than 50 gallon on the ground level of each building. If approved by management, Magellen Properties, Inc. must be listed as additionally insured on your renters' insurance policy. A deposit may be required for fish tanks over 50lbs.
- No animal, other than Service Animals will be allowed into the following areas: Courtyard, Laundry Rooms or other Common Indoor Areas.

Management may add additional rules at any time and agrees to notify the Resident(s) in writing. Additional rules at specific Magellen Properties communities may apply and will be listed in a separate addendum and/or lease contract.

Resident/Date

Resident/Date

Property/Apt #

Manager/Date