

# EXHIBIT D

Green

## Virazon Properties Tall Timbers Village

### PET AGREEMENT

Date of Pet Agreement \_\_\_\_\_

Date of Lease \_\_\_\_\_

#### TERMS:

**Conditional authorization for pet.** Resident is hereby authorized to keep a dog or cat, which is described below. Authorization may be terminated if Resident's right of occupancy is lawfully terminated or if the Pet Rules listed below are violated in any way by Resident, Resident's family, or guest.

**Additional Monthly Rent (Pet Fee).** \$10.00 (Ten dollars) per approved pet. The base monthly rent as stated in the Lease, is hereby increased by, the Pet Fee.

**No Limit on Liability.** The additional monthly rent under this Pet Agreement is not a limit on Resident's liability for property damage.

**Dogs may not exceed a thirty (30) pound full-grown weight.** Dogs, which can be trained for violence such as, pit bulls, Dobermans, etc. are not permitted.

**Exotic animals, farm-type animals, and wild animals (animals that belong in the wild) are not permitted.**

#### DESCRIPTION:

**Description of Pet(s).** Only the following pet(s) is authorized to be kept at the Resident's home site. No substitutions are allowed. Resident's guests or occupants shall permit no other pets on the premises. *Grandfathered pets shall not be replaced upon death or removal.*

Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_ Last Rabies Shot \_\_\_\_\_

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#### PET RULES:

- (a) Only up to two pets permitted.

- (b) Resident agrees that the pet will not disturb the rights, comforts and conveniences of other residents. This applies regardless of whether the pet is inside or outside of Resident's home.
- (c) Pet must be leashed at all times when outside Resident's home and must be under Resident's direct supervision. Pet may not be tied or left outside when Resident is not at home.
- (d) Pet shall not be tied to any fixed object anywhere on the premises. Outside animal shelters are not permitted.
- (e) Residents will not permit the pet to defecate anywhere on Community premises except on Resident's own site.
- (f) A pet caught running loose will be sent to the humane society. The second time a pet is seen running loose it must be removed from the Community.
- (g) Landlord shall, from time to time, have the right to make reasonable changes and additions to these Pet Rules. Changes will be in writing and distributed to all residents.

**LIABILITY:**

**Liability for Damages:** Resident shall be liable for the entire amount of all damages caused by pet. Residents shall be strictly liable for the entire amount of any injury to the person or property of others caused by the pet. In the event the Pet causes any damage or injury. Resident shall indemnify Landlord as set forth in the Lease.

**Violation of Rules.** If any rule or provision of the Pet Agreement is violated by Resident, or Resident's occupants, or guests, Resident shall, at Landlord's option, immediately and permanently remove the pet from the Premises upon receiving written notice from Landlord. If Resident refuses to remove the pet then eviction procedures will begin.

**RESIDENT SHALL EXECUTE A PET AGREEMENT PRIOR TO OBTAINING A PET.**

**Definition of Landlord:** Owner of community or a representative thereof.

**THIS IS A BINDING LEGAL DOCUMENT, READ CAREFULLY BEFORE SIGNING. RESIDENT INTENDS TO BE LEGALLY BOUND TO THIS PET AGREEMENT.**

Required Proof of each pet that must be maintained current:

County License \_\_\_\_\_

Vaccination Shots \_\_\_\_\_

Resident \_\_\_\_\_

Resident \_\_\_\_\_

Landlord \_\_\_\_\_