



# FORT LEAVENWORTH FRONTIER HERITAGE COMMUNITIES II, LLC

## Pet Addendum to Resident Occupancy Agreement

THIS PET ADDENDUM is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Fort Leavenworth Frontier Heritage Communities, II, LLC ("FHC") and \_\_\_\_\_; ("Resident") (Collectively hereinafter "Parties.") This Pet Agreement is an Addendum to and part of the Resident Occupancy Agreement between FHC and the Resident; executed on \_\_\_\_\_. The Parties, in consideration of their mutual promises, agree as follows:

This Pet Addendum does not apply to animals that provide assistance to persons with disabilities ("Assistance Animals"). The Owner and/or its property manager provides request forms for Assistance Animals, and an individual who would like to request an accommodation for the use of an Assistance Animal should contact the Community Management Office.

A nonrefundable fee of \$100 will be charged one time per pet for the first two pets that reside in the home. Payment is due at the time of move in or at the time the pet is acquired. The Resident understands that the non-refundable pet fee will not be used as a damage deposit. The Resident remains responsible for the payment of any and all damages to the premises caused by his pet.

Pet Description	Pet #1	Pet #2	Pet #3	Pet #4
1. Pet Name:				
2. Type of Pet:				
3. Breed:				
4. Color:				
5. Current Age:				
6. Sex:	M/F	M/F	M/F	M/F
7. Shot Record	Y/N	Y/N	Y/N	Y/N

**PET RESTRICTIONS:** Only four pets are allowed. Fish tanks and bird cages count as one pet. No more than one fish tank is permitted in the Premises and is not to exceed 20 gallons. No more than two bird cages are permitted in the Premises.

Exotic pets are not permitted – only dogs, cats, birds, or fish.

The following breeds are considered aggressive and are not permitted: Pit Bulls (American Staffordshire Bull Terriers or English Staffordshire Bull Terriers), Rottweilers, Doberman Pinschers, Chows, and wolf hybrids.

No "visiting" pets are permitted without prior Community Management Office approval.

Management must approve all pets and all required documents are to be on file prior to housing any pet (Refer to Resident Handbook).

If additional pet(s) are acquired after move-in, Resident must alert Community Management Office and complete an updated Pet Addendum. All pets must be kept current with vaccinations, testing, and/or treatments. All dogs and cats must wear current rabies vaccination tags on their collar or harness.

**Pet Policy** - The term "pet owner" will include any person owning, keeping, or harboring an animal. The Resident that has signed the lease and this addendum shall be deemed the pet owner of any pet owned, kept, or harbored within the Premises.

Pet owners are responsible for compliance with any Community Management Office pet rules, which may be updated by Owner in its sole discretion from time to time, and for any damage caused by their pets.

Pet owners are responsible for removing their pet's waste throughout all areas within the housing community grounds. Abandonment of pets is specifically prohibited. Pet owners who no longer desire to keep a pet or who are moving out will not abandon any animal. Unwanted pets should be made available for adoption.



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The privilege of keeping a pet in the Premises may be revoked and/or a Letter of Caution issued if the pet is determined to be a nuisance. A nuisance is defined as any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency, or obstructs reasonable or comfortable use of property. For example, an animal may be deemed a nuisance if it:

1. Habitually or repeatedly barks in such a manner or to such an extent that it disturbs others.
2. Interferes or obstructs persons engaging in exercise or physical activity.
3. Defecates in areas not authorized by Owner (which includes for single family housing, the lawns of residents in other homes).
4. Habitually violates the leash law.

Pet owners have full responsibility and liability for the conduct of their pets. This includes full restitution for any damages to yards, homes, etc., or hospital bills/veterinary bills incurred as a result of injuries inflicted.

Pet owners are encouraged to acquire and maintain liability insurance in the event that their pet bites, causes physical injury or otherwise harms another person or their property (including other pets). As owner of the pet, resident is strictly liable for the entire amount of any injury that the pet causes to a person or any property.

Pets will not be permitted to run loose in the community. A Letter of Caution may be issued or the privilege of having a pet may be revoked if a Resident or guest routinely violates the leash law. When pets are not penned, they will be leashed at all times and under Resident's control. Dogs will not be chained outdoors and left unattended at any time. Pets may be left in fenced-in-yards for short periods of time with proper food, water, and shelter.

Pets may not be unattended unless confined indoors, or outdoors in a securely enclosed and locked pen, or other approved structure designed to completely restrain the animal. The Community Director, or a representative of the Community Director, will determine if the structure used to restrain the animal is sufficient. Anytime a pet is outside the above confined secured areas, it must, at all times, be securely leashed and under the control of Resident or Occupant or a representative.

Breeding or raising animals in housing is prohibited.

Farm, exotic and wild animals are not allowed in the community. These animals include, but not limited to, reptiles, rodents (other than hamsters and guinea pigs), ferrets, hedgehogs, skunks, rats, raccoons, squirrels, potbellied pigs, monkeys, arachnids, or any farm animal.

In cases of bites or scratches to an animal, transport the injured animal to the nearest Veterinary Facility for examination. The Community Director must also be notified.

A Letter of Caution may be issued or the privilege of having a pet in the community may be revoked as a result of a pet biting a person or another animal.

Resident must comply with any Installation/Base rules and regulations regarding pets. Although not required to utilize for services, pets must be registered with the on-post veterinary clinic located at: 831 McClellan Avenue.

Resident understands and agrees that this addendum is incorporated in and made a part of the Lease, renews and expires under the same terms and conditions as the Lease.

\_\_\_\_\_  
APPLICANT'S OR RESIDENT'S SIGNATURE and DATE

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
COMMUNITY DIRECTOR'S SIGNATURE and DATE