

# HERON COVE APARTMENTS

## PET ADDENDUM

Tenant: \_\_\_\_\_ Apt. \_\_\_\_\_

Animal Description: \_\_\_\_\_

Name and Age: \_\_\_\_\_

Animal Description: \_\_\_\_\_

Name and Age: \_\_\_\_\_

Consent is hereby granted to Tenant(s) to keep the described pet(s) on the leased premises provided the below listed conditions are abided by:

- 1) Pets are not allowed to roam freely and must be on a leash when outside.
- 2) NO PET MAY EXCEED 25lbs IN WEIGHT. This includes visiting pets as well.
- 3) A pet will not disturb the "peaceful and quiet enjoyment" of any Tenant or Guest.
- 4) We adhere to a "pick-up" policy at all times. Doggy stations are available in two locations. We provide baggies and trash disposal.
- 5) The Destruction of Heron Cove property by a pet will be reimbursed on demand of Heron Cove by the Tenant who owns the pet.
- 6) Pets may not be left unattended overnight.
- 7) No pets are allowed in or around pool or tennis court area.
- 8) No snakes, ferrets, spiders, or farm animals allowed.
- 9) No pets allowed that could be considered dangerous.
- 10) Any pet left overnight or unattended on the lanai while no one is home will be considered abandoned. Any pet left outside or anywhere on Heron Cove Apartments property unattended will be considered abandoned. Upon discovery the pet will be turned over to the local SPCA or animal shelter, and Heron Cove will not be held liable for this action.
- 11) Additional Pets must be individually approved by Heron Cove Management. Pet limit per apartment is two (2) pets.
- 12) If an approved pet becomes a nuisance; the pet owner will lose the privilege of having permission to have a pet on Heron Cove property. It is at Heron Cove's sole discretion as to what constitutes a nuisance.
- 13) Tenant(s) will be responsible for the Full Replacement Cost of any damage caused by their pet or guest(s) pet. Tenant(s) will be responsible for any and all exterminating costs that may be required due to Tenant(s) pet.
- 14) Tenant(s) take(s) full responsibility for any damage or injury that Tenant(s) pet(s) causes to any other Tenant(s) or Tenant(s) pet(s) when in the dog run area just behind the tennis courts or anywhere else on Heron Cove Property.

**A Non-Refundable pet fee of \$400.00 is required for the first pet and \$100 for each additional pet; this Non-Refundable pet fee does not cover any damage caused by Tenant(s) pet(s).**

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Heron Cove's Agent: \_\_\_\_\_