

## **TERRACE MOBILE HOME PARK**

### **PET POLICY, PET RULES AND REGULATIONS, APPLICATION FOR APPROVAL TO HAVE PETS, PET APPROVAL AGREEMENT, and REGISTRATION OF PETS**

- 1. Terrace Park is not, and will not be responsible or liable for any personal injury or damage caused by a Tenants pet.**
- 2. Terrace Park Tenants are responsible and liable for any personal injury or damaged caused by their pet with regards to another tenants personal property or personal caused injury as well as guests of another tenant. Tenants are also responsible and liable for any personal injury or damage that us caused by their pet to outside contractors, Lawn care people, Maintenance people, Meter readers, etc. and their property, as well as Terrace Park employees and Property.**
- 3. No pets are allowed at Terrace Park unless the Tenant has gone through the pet approval application process and has a written pet approval agreement from Terrace Park Management.**
- 4. All pets are considered indoor pets. Pets need to be accompanied by an adult Tenant at all times when outside of the Tenants home on a hand held leash.**
- 5. When pets are outside and supervised by the Tenant they will be leashed at all times.**
- 6. NO DOGS OR CATS OR ANY OTHER PET WILL BE ALLOWED TALLER THE 15" AT THE HIGHEST PART OF THE BACK (NOT SHOULDER) WHEN THEY ARE FULLY GROWN. TAKE THIS INTO CONSIDERATION WHEN GETTING A DOG OR CAT OR ANY OTHER PET.**
- 7. IF A DOG OR CAT OR ANY OTHER PET GROWS TALLER THEN 15" AT THE HIGHEST PART OF THE BACK IT WILL HAVE TO BE REMOVED FROM TERRACE PARK. NO EXCEPTIONS, NO EXCUSES. TAKE THIS INTO CONSIDERATION WHEN GETTING A DOG OR CAT OR ANY OTHER PET.**
- 8. EACH AND EVERY PET WILL BE SUBJECT TO AT LEAST ONE ANNUAL INSPECTION FOR SIZE.**
- 9. Certain breeds of dogs will not be allowed or accepted at Terrace Park. Such breeds include Rotwiler, Doberman, Heelers, Shepard, Huskie, Chow and Hound and Wolf breeds. Terrace Park reserves the right to refuse any other breed of dog that might be considered a risk for any such reason.**
- 10. All domestic household pets are required to be inoculated and licensed according to all applicable laws, regulations and ordinances and shall wear license tags required by local entities.**
- 11. All dogs and cats will have to be spayed or neutered by the time the animal is 1 year old.**
- 12. ANY PET THAT TRIES TO, OR DOES NIP, BITE, OR CAUSE BODILY HARM TO ANY INDIVIDUAL ON PROPERTY OWNED AND OPERATED BY TERRACE PARK WILL HAVE TO BE REMOVED FROM TERRACE PARK IMMEDIATALLY AND NOT RETURN.**
- 13. When walking pets on Terrace Park property the pet owner is required to carry some type of container and tool to clean up any pet waste during your walk to be disposed of.**
- 14. When walking pets on Terrace Park property your pet IS NOT ALLOWED to use another tenant's yard or any common area of Terrace Park to relieve pet waste.**
- 15. Pet waste in your yard needs to be cleaned up DAILY.**
- 16. Any pet that is picked up by a Dog Catcher and impounded for any reason will not be allowed to return to Terrace Park.**
- 17. Any damage caused to your lawn, or landscape areas in your yard, another tenants yard, or Terrace Park landscape and yard areas by your pet from pet waste, digging, or any other kind of pet caused damage will need to be repaired or replaced by the owner of the pet at their expense.**
- 18. Any "brown spot" pet waste damage to your lawn, another tenant's lawn, or lawns maintained by Terrace Park will need to be replaced by, and at the expense of the pet owner on an ongoing basis. If you are unable to do the replacement yourself, Terrace Park will hire the work done at the pet owner's expense.**

19. No pets will be allowed under any circumstance to be unleashed or unsupervised at any time when outside of the tenants home.
20. If a tenants pet causes injury or damage to any person or property on Terrace Park property, the tenant owning the pet takes full responsibility and is still liable if the pet was provoked, threatened, teased or otherwise justified in causing injury or damage.
21. Tenants will be allowed to have ONE (1) dog, and ONE (1) cat per home. One dog means one Dog, and one Cat means one Cat. It doesn't mean that if you don't have a cat that you can have Two (2) Dogs. **UNDER NO EXCEPTION WILL THERE BE MORE THEN 1 DOG AND 1 CAT AT ANY ONE TENANTS HOUSEHOLD.**
22. No outside dog or cat houses are permitted.
23. Pets will not be permitted to be chained, leashed, or tethered outside when unattended.
24. No pet fences, cages, or tethering equipment are allowed outside of the home.
25. No temporary pet care or pet sitting of a non-resident owned animal of any kind.
26. Terrace Park Management reserves the right to set up animal traps on owned property to trap stray animals as well as unleashed animals in the Park. All trapped animals will be taken to the proper shelters. Please note rule #16.
27. Terrace Park Management reserves the right to implement or charge a pet fee at any time or on a Monthly charge basis.
28. Terrace Park will only accept domesticated house pets and will not accept exotic animals of any kind. Terrace Park reserves the right to refuse any animal that is viewed as exotic or might be dangerous to the community.
29. Terrace Park Management disclaims any responsibility for the occurrence of harm, injury or death to a pet caused by agents or employees or by other tenants or their guests.
30. Pets must not be left unattended on the outside of the owner's home.
31. Non-compliance with this pet agreement and violations to the rules herein could result in the tenants (pet owners) rental agreement and the pet owner is subject to possible eviction.
33. Any new pet that has been approved by Terrace Park Management will be on a probationary period for 90 days.
33. Terrace Park Management will log and profile each complaint on every tenant's pets. This will be reviewed with the pet owner when necessary and appropriate action will be taken.
34. Your Friends and Families are always welcome, their pets are not! If you have over night guests or extended company they will not be allowed to bring their pets into Terrace Park. If you need Kennel information call Terrace Park Management.
- 35. BARKING DOGS WILL NOT BE TOLERATED INSIDE OR OUTSIDE OF YOUR HOME. NOTHING SHOWS MORE DISRESPECT TO YOUR NEIGHBOR THEN TO ALLOW YOUR DOG TO BARK AND DISRUPT THEIR QUIET AND PRIVACY. BARKING DOGS WILL EITHER NEED TO BE MUZZELED, PROVIDED A BARK COLLAR, OR HAVE THE ANIMALS VOICE BOX REMOVED. IF THESE OPTIONS ARE NOT APPROPRIATE TO THE TENNANT OR FAIL TO SOLVE THE PROBLEM THE DOG WILL NEED TO BE REMOVED FROM TERRACE PARK UPON MANEGEMENTS REQUEST.**

**TENNANT APPLICATION FOR A PET**

LOT #: \_\_\_\_\_

TENANTS NAMES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TYPE OF ANIMAL THAT YOU ARE WANTING TO APPROVE: \_\_\_\_\_

\_\_\_\_\_

ANIMALS NAME: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

ANIMALS NAME: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

**I UNDERSTAND AND WILL FOLLOW ALL RULES AND REGULATIONS AS A TENANT WITH REGARD TO MY PET(S). I UNDERSTAND AND WILL COMPLY WITH TERRACE PARK MANAGEMENT IF ANY OF THE ENCLOSED RULES AND REGULATIONS ARE BROKEN OR ABUSED THAT MY PET WILL NEED TO BE REMOVED FROM TERRACE PARK PROPERTY. I REALIZE UNDER NO CIRCUMSTANCES THAT THERE ARE ANY EXCUSES OR REASONS THAT ANY VIOLATION TO THIS PET POLICY BY ME, OR THE PET I'M RESPONSIBLE FOR.**

**I AGREE THAT TERRACE PARK MANAGEMENT HAS THE RIGHT TO ASK THAT I REMOVE MY PET BECAUSE OF RULE VIOLATIONS AND IT COULD ALSO EFFECT MY OVERALL LEASE AGREEMENT WITH TERRACE PARK. MY SIGNATURE ABOVE STATES THAT I WILL COMPLY AND AGREE TO THESE PET RULES AND REGULATIONS AND ANY CONSEQUENCES THAT SHOULD FOLLOW UPON BREACH OR VIOLATION OF THESE RULES AND REGULATIONS.**

**Tenant requesting pet approval must read and initial each above stated rule. Initialing of each rule means that the tenant understands and accepts and will comply as the rule is stated. This form will be returned to Terrace Park Management.**

Tenants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Terrace Park Management Pet Approval: YES \_\_\_\_\_ NO: \_\_\_\_\_ Pets Name: \_\_\_\_\_

Terrace Park Management Pet Approval: YES \_\_\_\_\_ NO: \_\_\_\_\_ Pets Name: \_\_\_\_\_

Management Signature: \_\_\_\_\_