VILLAGE LOFTS PET AGREEMENT

The Kingston Lofts Association reserves the right to review pets on an each case basis. Each owner must provide a picture of the pet and sign the Pet Agreement form and return it to the Association. The Association will review the request and if acceptable sign and return a copy to the owner.

The following general guidelines will be taken into consideration:

1. Up to two cats may be allowed but must be neutered or spayed.
2. Up to two dogs will be allowed. The pet will be reviewed considering the breed's temperament. Vicious dogs that may endanger other people will NOT be permitted.
3. Birds, fish and turtles are allowed. Birds are limited to two.
4. Pets that disturb (noisy, nuisance or smell) other owners will receive two written warnings from the association describing the disruption or damage. A third violation within a 12 month period will mean the pet must be removed from the premises. The owner will have 48 hours to comply with the letter to remove the pet.
5. The pet owner agrees to clean up "messes" and excrement left behind by the pet on association property and public areas. Use pet trash containers provided as necessary.
6. Pets are to be on a leash and under owner's direct control while on association property.
7. Owners are required to pay for any damage to association property created by the owner's pet.
8. Owner will reimburse the association for any legal fees incurred to enforce this agreement.
9. The board of Directors of the homeowners association will have the sole discretion to determine if a pet is creating a nuisance or disturbance. They will decide if a warning letter or removal letter is appropriate action.

_____ _____

Owner Date Owner Date

_____ _____

Association Date Owner Date