

Stones Throw
LEASE ADDENDUM - PETS

The Tenant and Owner, as parties to a Lease Agreement dated _____ for rental of Villa No. _____ in the Stones Throw Residential Community agree:

1. The Tenant has read, understands and agrees to abide by all applicable Association rules pertaining to pets.
2. The Tenant will complete within five (5) days of the date of this Lease Addendum a Pet Application and Registration for each pet and provide evidence to the Owner that permission from the Association to harbor the pet(s) has been granted.
3. The following terms and conditions apply to all approved pets:
 - a. The pet must be in full compliance with state and local regulations regarding licensing and inoculations.
 - b. The pet must be under the complete control of a responsible human companion and on a leash or in a carrier at all times when it is outside the Villa. The pet cannot be tied to any fixed object within the Limited Common Elements and/or Common Elements of the Property.
 - c. The Tenant agrees to pay the full cost of restoring to original condition, including replacement if necessary, any area of the Villa, the Common Elements and/or the Limited Common Elements damaged by the pet.
 - d. The Tenant agrees to maintain a responsible level of care for all pet(s) kept in the Villa. This includes providing regular veterinary care, sufficient food and water, and not leaving the pet unattended for any undue length of time.
 - e. The Tenant agrees not to engage in commercial breeding of the approved pet(s) kept in the Villa.
 - f. The Tenant agrees to control the level of noise generated by the pet(s).
 - g. The Tenant agrees to allow the Owner and/or representatives of the Association access to the Villa if there is reasonable cause to believe the pet has been abused, abandoned, or injured, or if the pet is causing a prolonged disturbance. The Owner and the Association agree to attempt to contact the Tenant before entering the Villa.

- h. The Tenant agrees to pay all costs incurred if, as a result of action taken under paragraph h above, it becomes necessary to provide medical care or to board the pet(s).
- i. The Tenant agrees to indemnify, hold harmless and defend the Owner the Owner's agents, and the Association and its representatives against any liability, judgments, expenses (including attorneys' fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

Owner:	Tenant:	Tenant:
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
_____	_____	_____
Phone _____	Phone _____	Phone _____
Cell Phone _____	Cell Phone _____	Cell Phone _____
E-mail _____	E-mail _____	E-mail _____
Date _____	Date _____	Date _____