



FLUMMERFELT COMMUNITIES



Pet/Animal Registration and Policy

This agreement regarding pet/animal registration and pet rules ("Pet/Animal Policy") applies to all residents (Resident(s)) and all pets/animals in **Meadow Lane, Homestead Colony, Shady Grove, Four Seasons, Country Club Estates, Heather Glen, Knollridge, Sunridge Estates, Ledgestone Meadows and Eagle Pointe** manufactured home communities ("Community" or "Management") and is hereby incorporated into the Communities' Rules and Regulations as if fully set forth therein. By both parties signing this form, the Community approves of the undersigned Resident having the below-noted registered pet/animal reside in his or her manufactured home at the Community, so long as Resident fully complies with the Pet/Animal Policy at all times. There is a \$10 per pet/animal monthly fee to be paid with rent.

All of the below-requested information on the Resident's pet/animal must be provided by Resident:

Type of Pet/Animal:	Dog _____	Cat _____	
Gender:	Male _____	Female _____	Color _____
Breed and Age:	_____ Name _____		
Rabies Inoculation: Veterinarian & Date of Expiration: _____			
Check Box if Copy of Rabies Inoculation Document/Certificate is Attached: <input type="checkbox"/>			
City Pet License No. or Description of ID Tag: _____			

1. Management must give prior written approval for all pets/animals residing in this Community, and all pets/animals must be registered with Management; if a pet/animal is acquired and not registered and approved, that action constitutes material noncompliance with the Lease Agreement and Rules and Regulations.
2. All dogs and cats must have current rabies inoculations, and an up-to-date copy of the rabies certificate/document must be provided to Management.
3. Management may require Resident to provide additional specific information regarding Resident's pet/animal that may be required by or otherwise relevant to, any applicable municipal or other local law/ordinance regarding animals, including but not limited to, animal licensing information, as well as information regarding the pet's/animal's prior history of attacks or bites against a human being or other domestic animal, or of unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack.
4. Effective February 1st, 2020, new requests for dogs in the following categories will **NOT** be approved in any community under the Pet/Animal Policy:
 - a. Purebred or mixed breed Rottweilers, Chow Chows, Pit Bulls and Bull Terriers (including but not limited to Stafford Shire or Bull Terriers, American Pit Bull Terriers, and American Stafford Terriers/Shire Terriers), Doberman Pinschers, Wolf Hybrids, Malamutes, Bullmastiffs, and Mastiffs, and any other breed primarily bred to be a guard/watch dog or with a temperament for aggressiveness/hostility.
 - b. Dogs prohibited under any applicable municipal or other local law ordinance regarding animals.
 - c. Any individual dog that has a history of attacks or bites against a human being or other domestic animal, or of unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack, or any previously permitted individual dog that is observed by Management being vicious or aggressive toward a human being.
5. At all times, Resident and Resident's pet/animal must be in full compliance with all applicable municipal or other local laws/ordinances regarding animals.

6. Pets/Animals shall NOT cause excessive noise, cause damage to the premises or Community, be a nuisance, or create a health or safety hazard.
7. Excessive and needless barking or howling that unreasonably disturbs other Residents of the Community is not permitted.
8. Resident agrees to immediately clean up after his or her pet/animal in common areas. Pets/Animals may not use other resident's sites to rid themselves of waste. Pet/Animal droppings are to be removed regularly from Resident's home site, which means that Resident shall remove and dispose of all pet/animal droppings no less than weekly, and for large dogs, no less than every three days.
9. Resident must be outside with their pet/animal at all times. Pets/Animals must be on a leash that does NOT infringe on neighbor's yards, common areas, or streets.
10. When walking pets/animals in the Community, they MUST be on a hand held leash at all times. Pets/Animals are NOT allowed to run loose in the Community parks, playgrounds, Resident's yard, or neighbor's yard.
11. At all times, Resident is responsible for the conduct of Resident's pets/animals, provided however that nothing within this provision shall limit or extinguish the Community's duties, obligations, and liabilities as otherwise provided under the law.
12. Nothing contained in this Pet/Animal Policy shall be construed as waiving, limiting, or extinguishing Resident's rights under any applicable federal and Iowa law, including the federal Fair Housing Act and Iowa Civil Rights Act.
13. Resident agrees to comply with the Pet/Animal Policy herein at all times. Violation of this Pet/Animal Policy is deemed to be a material noncompliance with the Lease Agreement and Rules and Regulations.

Acknowledgement

I/we acknowledge that I/we have received and read this Pet/Animal Registration and Pet/Animal Policy on the below date and hereby agree to abide by all terms and conditions of the Pet/Animal Policy.

Resident Address: _____

(Resident's Printed Name)	(Resident's Signature)	(Date)

(Resident's Printed Name)	(Resident's Signature)	(Date)

(Name & Title of Landlord or Manager)	(Signature)	(Date)