

MAS VERDE M/H ESTATES PET POLICY

2600 Harden Blvd, Lakeland, FL 33803

January 2021

A. Certain breeds of dog shall not be allowed, under any circumstance, including but not limited to Pitbull's, Chows, Wolf Hybrids, German Shepherds, Rottweilers, Bull dogs, Boxers, Doberman Pinschers, Staffordshire Terriers, Presa Canarios, Boerboels, Cane Corsos, Akitas or any dog bred or trained for hunting or as attack dog. Mixed breeds that include the above breeds may not be allowed. Aggressive breed dogs and dogs which demonstrate threatening or harmful behavior directed toward another individual, including dog on dog aggression, aggression toward people, and aggression toward other animals, are not allowed in the Community. The Community shall have final determination of the acceptability of any pet under this rule. Exempted from this rule are dogs, such as Seeing Eye dogs, trained and certified to assist disabled or impaired residents and/or approved occupants and that have provided proper documentation to the office.

B. Cats are defined as those considered domesticated, and do not include cats commonly known or thought of as wild or non-domestic. Such non-domestic or wild cats include but are not limited to Mountain lion, Lynx, Cougars, Lions, Tigers, Panthers or Leopards.

C. No resident will be allowed to have or keep pets temporarily belonging to another person, whether or not said other persons is a guest, invitee or visitor staying in the mobile home unless proper license and vaccination records are provided and the Community management has approved the animal.

D. The Community shall be shown the actual pet before approval will be given for the pet to be kept in the Community.

E. These Pet Rules shall be applicable to all residents and prospective residents, including sub lessees with pets, **except that no previously approved pets shall be required to be removed from the Community because of the size breed limitation imposed by these rules.**

F. (I) Resident shall be required to formally apply to the Community for permission to bring a pet into the Community before the pet is allowed to be brought into the Community. **There will be no exception to this requirement.**

(II) If a resident brings a pet into the Community without the prior written permission of the Community, that resident shall not be given permission for that pet to be allowed to remain in the Community.

(III) Completion of the written pet application form by the resident shall be required before approval will be considered. All information required on the application shall be given with complete detail as requested. Items requested shall include but not be limited to the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number, the veterinarian for such pet, the length of time that said pet has been with the resident and any history of the pet as it pertains to barking, attacking, growling or biting. Said application shall be signed and dated by the resident. Any false or incomplete information on the application will be deemed absolute grounds for rejection of the pet, and a violation of Community Rules and Regulations if the pet is not immediately removed.

G. When a written application is submitted, the resident shall bring to the Community proof that said pet has a valid and current pet license, and has received all of the required vaccinations and inoculations that are due. Resident shall be required to provide to the Community annual proof of a current pet license and vaccinations and/or inoculations as are required. This documentation shall be copied and presented to the Community within fifteen (15) days of the renewal date of any pet license and/or vaccination and inoculation requirement.

H. No pet with a history of biting, attacking, clawing or barking shall be allowed or approved. Any resident who has been previously sued because of damages caused by any pet for which approval is being requested shall be denied permission for such pet to be brought into the Community.

I. Any resident who has been otherwise approved to have a pet reside in their mobile home must have a resident's insurance policy for liability coverage to persons and/or property for damages that could possibly result from the conduct and behavior of the pet, and must list the Community as a co-insured. Resident also agrees by a pet being approved to indemnify the Community, its owners and management, for any and all liability claims whatsoever involving the actions of the pet, including but not limited to damages, medical expenses, assessed attorney's fees and court costs, and incurred attorney's fees and court costs expended by the Community to defend against said claims.

J. An approved pet shall not be allowed to roam loose or unattended in the Community, or be tied up outside the mobile home or any other place in the Community at any time. Pets are not allowed in any common area recreational facilities, buildings or sidewalks around the clubhouse, including the Community office, except for the purposes of the initial inspection of the pet at the time that an application is filed. Exempted from this Rule shall be animals, such as Seeing Eye dogs, to assist handicapped and/or impaired persons.

K. A resident shall be allowed to walk an approved pet within the streets of the Community only if the pet is on a leash the pet is controlled by the owner. Residents are to keep their pets out of the yard of any other resident. Resident shall be responsible for cleaning up and disposing of all pet droppings and waste.

L. Resident shall not permit or allow an approved pet to bark (for a maximum of five consecutive minutes), wail or emit any noise or sounds to such an extent that the surrounding residents have their peace and quiet disturbed.

M. If Community Management receives written complaints from two (2) or more occupants of separate mobile homes within any thirty (30) consecutive day period concerning the conduct of the approved pet, Resident shall be furnished with a written notice of violation of any of the Rules. If, within thirty (30) days of a written notice, the Community receives an additional complaint or complaints regarding the same pet, or, if the Community receives written complaints from (3) or more occupants of separate mobile homes concerning the conduct of the pet, the approval of the pet shall be revoked, and Resident having the pet shall have (30) days thereafter to remove the pet from the Community.

N. Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its home.

O. Any dogs to aid and assist sight or hearing impaired, or other disabled residents, or approved occupants, shall not be prohibited by the Community from residing with Resident or approved occupant. However, Resident or approved occupant, must make application and register said dog, and show annual proof of licensing and required vaccinations and inoculations similar to all other approved pets as set forth in these Rules. In, addition, all other Rules regarding pets as set forth herein are applicable to dogs to assist disabled and impaired residents and/or approved occupants.

P. In the event any pet kept by a mobile home owner or resident bites, scratches, claws or otherwise attacks any person inside or outside the Community, including but not limited to other mobile home owners, residents, occupants, guests, invitees, Community employees and/or Community Management, at any time whatsoever, the authorization for said pet shall immediately be revoked. In the event that skin is broken the animal may be detained by authorities until proof of vaccination is provided. Thereafter, the pet shall be removed from the Community within seven (7) days from the revocation of pet privileges.

Disclaimer: These pet rules may appear in a different format from the Community Prospectus Rules and Regulations but the content is the same.