

CSW Associates Roanoke, LC

540-989-3653

www.CSW-associates.com

Supplemental Pet Provisions

These provisions regarding pets constitute part of the Resident's binding lease obligation. In the event of a violation of any of the provisions, in addition to other remedies, CSW shall have the right to revoke the approval of the pet(s) and cause the Resident to immediately remove the pet from the premises. The removal of a pet does not imply a waiver of the Resident's obligations under these provisions, specifically any responsibility for damages, fees, etc.

Resident must notify CSW BEFORE bringing a pet onto the premises. Having a pet requires approval and completing the Pet Form as well as paying an additional pet deposit and monthly pet fee. All Residents with pets must abide by these Supplemental Provisions. Note that no visiting or temporary pets are allowed on CSW property.

1. Any pet must be approved by CSW. Resident must complete a Pet Form identifying the type of pet and specifically acknowledging applicability of these provisions. Certain types of pets and/or breeds are not permitted under any circumstances. No poisonous animals or aggressive dogs or dog breeds including Pit Bulls, Rottweilers, Dobermans, Chows, or any dog mixed with an aforementioned breed are permitted on the premises.
2. Resident warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the pet(s) has no vicious history or tendencies.
3. CSW allows a maximum of two (2) pets per apartment. Please note the pet deposit and applicable monthly pet fee are mandatory. The monthly pet fee is PER PET, and is dependent on the type and size of the animal. Contact CSW for a current fee structure. For residents with three (3) approved pets prior to January 1, 2014, the existing pets are grandfathered and therefore permitted; however, if and when a pet ceases to be registered for any reason, the resident shall become subject to the two (2) pet limit. As of January 1, 2014, the pet deposit is \$300.00. Pet deposits will not be refunded in whole or in part for existing Residents unless no pets remain in the apartment and an inspection of the apartment has taken place.
4. Resident agrees to register the pet(s) in accordance with local laws and requirements. Resident agrees to immunize the pet(s) in accordance with local laws and requirements and provide CSW with evidence of the same.
5. Dogs and cats (if you choose to take your cat outside) must be controlled at all times, and both must be kept on a short leash while in common areas or on the grounds. No other pet(s), even if approved, should be in the common areas. Barking, howling, screeching or the like will not be tolerated in that it is considered to be a nuisance to other tenants.
6. *No outdoor cats are permitted – no exceptions.*
7. Birds must be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.
8. Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors. Aquariums over 15 gallons are not permitted on the second floor. Aquariums over 20 gallons are not permitted at all.

(over)

9. Resident warrants that the pet(s) is housebroken. Pet owners are responsible for the removal and proper disposal of all pet waste on the premises. When outdoors, please take your dog(s) as far away from the buildings and common areas surrounding the buildings as possible. You must clean up after your pet. Proper disposal of cat litter or the like (securely bagged) will be done on a frequent basis. Odors arising from any animal waste will not be tolerated.
10. Any violation of the provisions regarding cleaning up after the pet or proper disposal of pet waste will be subject to a \$50.00 fine per occurrence. All alleged violation(s) must be substantiated by a credible written complaint from another resident or observation by a CSW employee or contractor.
11. Please be a responsible pet owner; do not leave your pet(s) unattended in your apartment for prolonged amounts of time. In addition, no pet can be tied to any fixed object anywhere outside the apartment including the patio/balcony area or left unattended outdoors for any reason.
12. No newborn litters are allowed on CSW premises.
13. Each Resident must accept responsibility for the pet(s) and the pet's actions at all times. Pet(s) shall not cause danger, damage, nuisance, noise, or health hazard. Further, pet(s) shall not soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping, gardens or recreational areas. Resident agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by Resident's pets.
14. Pets are not allowed inside the swimming pool area at any time per the Virginia Department of Health.
15. Do not feed stray animals anywhere in the CSW community, it is illegal and punishable by fine. Report all wild or stray animals to the CSW office. If a Resident feeds or harbors any animal, pursuant to local law, the Resident will be considered the owner of the animal and responsible for the animal and automatically subject to all Supplemental Pet Provisions. It will be up to management's discretion to determine if a particular animal is being sustained in any form by any tenant.
16. You, as the resident, will be liable for the entire amount of all damages caused by your pet(s), including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the apartment, and common areas, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay CSW to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.
17. The pet(s) must not disturb the neighbors or other residents, regardless of whether the pet is inside or outdoors.
18. If there is any incident on the premises involving the pet generally, the pet and another animal, the pet and any person, or the pet and any damage to property must be promptly reported to CSW.
19. CSW welcomes service animals. While the Resident remains responsible for the actions of such animals, service animals are not subject to the pet fee or deposit.
20. To the extent permitted by applicable law, if Resident violates any of the above rules (based upon our judgment) and CSW gives you written notice, Resident must remove the animal from the premises within the time period specified in the notice. Refusal to remove a pet from the premises as deemed necessary by CSW will constitute grounds for "injunctive relief" as outlined in the Virginia Residential Landlord and Tenant Act, resulting in termination of the current lease. If the lease is terminated because of the resident's pet, then the full amount of the remainder of the rent will become immediately due.

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Pet Form

Lessee:	Lessee:
Date:	Address:

Pet Description

Kind	Type/Breed	Color	Name	Age	Weight

Lessee agrees to pay the following pet deposit:

\$300.00

Lessee agrees to pay the following pet fee:

\$ _____

Lessee has read, understands, and agrees to abide by the Supplemental Pet Provisions, which are an attachment to the Resident Handbook.

Lessee Signature

Lessee Signature

CSW Management Signature

