

Pet Animal Policy/Agreement

Agreement made effective as of the ____ day of _____, 20____. By and between Village Green Townehouses, INC and _____; resident.

_____ agrees to indemnify and hold harmless Village Green, it's officers, agents and employees from and against any and all losses, claims, damages, liabilities, costs and or expenses and any action in respect thereof, joint or several, to which any person may become subject, due to or arising out of or in connection with personal injuries or property damage caused by my animal residing at _____. Village Green, Omaha, Nebraska, together with all reasonable costs and expenses (including attorney fees) incurred by any such person in connection with any action, suit, proceeding, demand, assessment or judgement incident to any of the matters so indemnified against.

Members of Village Green are allowed to have either one (1) dog OR one (1) cat per unit. Pets must be under 30 lbs., cannot be an aggressive breed as defined by Village Green's insurance carrier, and members will be required to pay a \$25 per month pet fee. Members will be required to pay for any damages to their unit or the Village Green property and fees will be assessed for any pet waste not picked up by owners. Pets must be accompanied by their owner at all times while outside the unit, must be kept on a leash, must be current on all required immunizations, and must be current on their County and State registrations. Members of Village Green who wish to have a pet may apply for a license at the office and will be required to annually submit verification of immunizations, registration, and liability insurance.

Aggressive Breeds are defined as:

- Pit Bulls & Staffordshire Terriers
- Doberman Pinschers
- Rottweilers
- Chows
- Great Danes
- Presa Canarios
- Akitas
- Alaskan Malamutes
- German Shepherds
- Siberian Huskies
- Wolf-hybrids
- Or a mix of any of the above

Village Green Townehouses, INC
227 Arbor Court
Omaha, NE 68108

The undersigned acknowledges that they understand the meaning and legal consequences of the representations and warranties made by the undersigned.

Member

Property Manager, Village Green Townehouses, Inc.

Village Green Townehouses, INC
227 Arbor Court
Omaha, NE 68108

Pet Request Approval

We agree to comply with the following terms and conditions associated with owning a pet in Village Green:

- a) we agree to hold harmless Village Green from all liability and damage resulting from any set of circumstances or facts that may arise which cause injury to another person or property due to the negligent handling and care of the member's animal
- b) we agree to provide Village Green with a picture of our pet to place in Member's file
- c) we agree to put an animal sticker on each entrance/exit to our unit
- d) we agree to follow the Municipal Code of the City of Omaha with regard to the handling and care of dogs and cats
- e) All animals must have a current City of Omaha license and we agree to provide a copy to Village Green on an annual basis
- f) All animals must wear a collar that includes the identification and name and address of the member owner
- g) All animals shall not be allowed to run loose at any time and must be on a leash at all times outside of member's unit and accompanied by the member. Pets will not be allowed to be tied up unattended in front of member's unit.
- h) All animals must receive rabies immunization by a licensed veterinarian as prescribed by law and we agree to provide a current copy of the immunization form to Village Green (Douglas County prescribes rabies immunization every three years).
- i) No kennels, runs, houses, enclosures, or fenced-in areas of any type will be allowed on patios or outside of member's unit.
- j) All animals will not be allowed access to any designated playground area. Playground areas are designated on the Village Green map maintained in the office.
- k) Member owners must accompany their pet at all times when animal is outside member's unit and must dispose of all pet waste and fecal matter immediately in a closed container or sealable trash bag.
- l) Member owners of all animals that become a nuisance due to barking etc., as identified by a complaint to the Board of Directors, may be required to have the animal complete a behavioral training program to correct the problem. The behavioral training may be taken through the Nebraska Humane Society or other service and emotional support providers that can correct the situation and any expense for this training will be at member owner's expense.
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- y) Or a mix of any of the above

The Member understands that failure to comply with these rules shall constitute a default within the meaning of Article 14 and 23 of the Occupancy Agreement.

Name

Date

Street Address

Property Manager, Village Green Townehouses, Inc.

Date

Village Green Townehouses, INC
227 Arbor Court
Omaha, NE 68108

Pet Request Procedures

Members of Village Green who request a pet must obtain:

_____ Proof of yearly vaccinations and license.

_____ Photo of Pet

_____ Receive Stickers for Entry of Unit

_____ Signed Agreement and Approval Request