



Animal Agreement and Rules

All Kearney Lodge residents and occupants must obtain written permission from Park Management to keep any small domestic house pet, and must execute this Animal Agreement and Rules with an attached photo. Resident understands and agrees that only the animal registered on this agreement is allowed at Kearney Lodge, and that no animal of any guest of a resident is allowed in the Park. Any animal not registered and approved by the Park Management will not be allowed to remain in the Park. Please note that per HUD policy memo, if a certain breed of dog or a certain animal causes the Park insurance carrier to cancel, substantially increase the costs of the insurance policy, or adversely change the policy terms, then this imposes an undue financial and administrative burden on Kearney Lodge, and the animal will not be allowed.

Types of animals allowed:

1. Small dogs not to exceed 17" high measured at the top of the shoulders when mature
2. Service Dogs with papers. A dog individually trained to do work or perform tasks for the benefit of an individual with a disability. The work or tasks performed by a Service Dog must be directly related to the handler's disability.

(1) Is this a Service Dog that is required because of a disability (yes or no)? _____

(2) What work or tasks has the Service Dog been trained to perform?

3. Assistance or Emotional Support Animal with papers. For individuals with a disability (i.e., a physical or mental impairment that substantially limits one or more major life activities), requiring a disability-related need for an Assistance or Emotional Support Animal. Examples of a disability-related need could be providing work, assistance, performing tasks or services for the benefit of a person with a disability, or providing emotional support that alleviates one or more of the identified symptoms or effects of a person's existing disability. Individuals requesting reasonable accommodation for Assistance or Emotional Support Animal where the disability is not visibly apparent must provide documentation from a physician, psychiatrist, social worker, or other licensed mental health professional that the animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability. The Assistance or Emotional Support Animal will be required to comply with all regulations within the Park. Failure to comply with the Park's regulations could result in the required removal of the Assistance or Emotional Support Animal.

4. Cats
5. Small caged birds
6. Rabbits, hamsters (or other rodents), reptiles
7. Fish

Because of the nature of mobilehome park living, the following rules have been established for keeping animals at your space:

1. Resident is limited to a maximum of two pets such as dogs, cats, or birds or the animals listed under number 6 above. An unlimited number of fish are allowed.
2. All dogs, including Service Dogs, Assistance, or Emotional Support Animals shall refrain from excessive barking, snarling, growling, lunging, or any other behavior which would annoy other residents and their guests or cause a disturbance.
3. Title 25, Section 1114, requires that animals do not run loose in mobilehome parks. Therefore, animals not kept inside your mobilehome must be kept on a leash and in control by the resident at all times the animal is outside.
4. Walking your animals is permitted, provided these animals are on a leash and any excrement is picked up immediately and disposed of in a sealed bag and placed in a common trash container or your trash container. DO NOT dispose of excrement in another resident's trash can.
5. You may not allow your animal to urinate on resident homespaces, resident trash cans or common area buildings, trash cans, accessories, or facilities.
6. Animals are not permitted in Clubhouse, recreation or pool areas.
7. Animals are not permitted to enter another resident's space without that tenant's permission.
8. Each animal must be licensed and vaccinated in accordance with all applicable state, city, and county requirements.
9. Excessive noise caused by your animal is not allowed.
10. We encourage animals to be spayed or neutered. However, in the event of offspring, the Management must be notified and written permission must be obtained for the offspring to stay in the park for an interim period.
11. Excrements of your animal on your space must be picked up daily and disposed of in a sealed bag and placed in your trash container.
12. Resident understands that he/she is responsible for any damage to Park property or the property of other residents caused by the animal including waste and any disturbances or annoyances caused within the Park.
13. If resident's animal becomes violent after this agreement is signed, resident must remove the pet from the park immediately.

This Animal Agreement is for the animal listed below only. A separate Animal Agreement is required for each Animal and before any additional or replacement pet is obtained.

Violation of any of these rules will cause Management to revoke this agreement and cause removal of the animal from the Park.

NAME OF ANIMAL: _____

SPACE #: _____

Kind of animal: _____ Breed: _____

Physical Description: Height: _____ Age: _____ Color: _____

Distinguishing Marks: _____

I have read the above rules and I understand and accept that any violation of these rules will result in revocation of this pet agreement.

Tenant/Date: _____

Tenant/Date: _____