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SOMERSET AT ABACOA

ATTENTION RESIDENTS

The Board of Directors approved the following motion on 12-11-13:

Effective immediately, No Pets will be permitted for any

Renter/Tenant or non-owner resident in Somerset at Abacoa.

Any existing **Renter/Tenant or Non-Owner Resident** with pet(s) will be grandfathered in providing an existing pet is registered with the Association through the property management by **December 30, 2013** and weighs less than 45 pounds adult weight (unless a larger pet(s) was registered with the Association prior to 5-31-12)

Only two Association approved pets per unit is permitted

Pet forms are available on the community and management websites:

www.somersetatabacoa.com

www.grsmgt.com

PET AGREEMENT
SOMERSET AT ABACOA

DATE: _____ RESIDENT NAME: _____

DATE OF PURCHASE: _____ ADDRESS: _____

TERMS:

1. CONDITIONAL AUTHORIZATION FOR PET: OWNERS ARE HEREBY AUTHORIZED TO KEEP A PET, WHICH IS DESCRIBED BELOW ON THE PREMISES OF THE ABOVE UNIT. AUTHORIZATION MAY BE TERMINATED IF; OWNER OR OWNER'S FAMILY, GUEST OR INVITEE, VIOLATES THE PET RULES LISTED BELOW IN ANY WAY.

2. DESCRIPTION OF PET: ONLY THE FOLLOWING PET (PETS) IS TO BE KEPT IN THE OWNER'S UNIT. NO SUBSTITUTIONS ARE ALLOWED, WITHOUT AMMENDING THIS AGREEMENT. NO OTHER PETS SHALL BE PERMITTED ON THE PREMISES BY OWNER, GUESTS OR OCCUPANTS UNLESS LISTED ON THIS AGREEMENT.

TYPE	BREED	COLOR	AGE	WEIGHT	NAME	RABIES SHOTS
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Pet Rules

1. Residents may only have two pets per unit.
2. The weight restrictions for pets are 45 pounds adult weight.
3. Residents must furnish copies of veterinarian records' showing pet has received and is up to date on all necessary vaccinations.
4. **Only Dogs and Cats are allowed**
5. All pets must be registered with the Board of Directors/management representative prior to bringing on the property.
6. Pets must be non-aggressive breeds; no Pit Bulls, Rottweiler's, or similar breeds.
7. Cats MUST be contained in the unit in the interior of the owner's unit.
8. **CATS AND DOGS MAY NOT BE ALLOWED TO ROAM FREELY ON THE OUTSIDE OF UNITS. THERE IS NO OPEN AREA FOR DOGS TO EXERCISE IN SOMERSET.** If any animal is allowed to roam without a leash, animal control may be called and the pet may be banned from the condominium property.
9. Pets may not be tied or leashed anywhere on the property (except for the use of a leash in walking the pet).
10. All solid pet waste is to be picked up by the owner immediately, properly disposed of in a plastic tie bag and placed in the provided containers or in the compactor.
11. Pets are NOT allowed in the pool area or club house.
12. Pets SHALL NOT be allowed on a patio/ balcony area when an owner is not present in the residence.
13. All complaints concerning pets must be in writing to the Property Manager.

ADDITIONAL RULES: ASSOCIATION SHALL FROM TIME TO TIME HAVE THE RIGHT TO MAKE REASONABLE CHANGES TO THE PET RULES, HEREIN IF IN WRITING AND DISTRIBUTED TO ALL REGISTERED PET OWNERS.

VIOLATION OF RULES: IF PET OWNER VIOLATES ANY RULE OR PROVISION OF THIS PET AGREEMENT, OWNER SHALL AT ASSOCIATION'S OPTION, IMMEDIATELY AND PERMANENTLY REMOVE THE PET FROM THE PREMISES UPON WRITTEN NOTICE FROM THE ASSOCIATION. IF OWNER REFUSES TO REMOVE THE PET THE ASSOCIATION MAY PROCEED WITH FINES AND/OR A CONDOMINIUM ARBITRATION REQUIRING REMOVAL OF THE PET.

MY SIGNATURE BELOW INDICATES THAT I AM AWARE THAT I AM TOTALLY RESPONSIBLE AND LIABLE FOR THE ACTIONS OF MY PET (S) AND ANY DAMAGES WILL BE ASSESSED TO ME. THIS IS A BINDING LEGAL DOCUMENT, READ CAREFULLY BEFORE SIGNING

DATE: _____ PET OWNER: _____
SIGNATURE