

Pet Agreement

This Pet Agreement is for the property located at ___ Sunrise Place NE, High River, Alberta

BETWEEN:

Sunrise Place Condominium Corporation 1110462 (the "Corporation") OF THE FIRST PART

- AND-

_____ (the "Owner") OF THE SECOND PART

The CORPORATION and the OWNER agree as follows:

1. Permission

The Corporation agrees that the Owner is permitted to keep the pet(s) described in section 2 of this agreement at the above referenced property.

2. Description of Pet(s) Attach Picture

Pet 1

Type of Pet: _____ (eg. 'dog', 'cat')

Name of Pet: _____

Description: Age: ___ Breed: _____ Weight: ___ lbs

Pet 2

Type of Pet: _____ (eg. 'dog', 'cat') Attach Picture

Name of Pet: _____

Description: Age: ___ Breed: _____ Weight: ___ lbs

4. Responsibility

The Owner agrees that as the pet owner, the Owner shall be fully responsible and liable for any damage or injury caused by the pet(s), including but not limited to, damage caused to other residents, tenants or visitors or owners, damage caused to or in the Owner's property, and common areas.

Initial here _____ 1

5. Pet Policy

In addition to this Pet Agreement, the Owner also agrees to obey the **Corporation's Regulations** as outlined in **Section 6 below** and acknowledges that a breach of the **Corporation's Regulations** or civic law could result in the pet approval being revoked.

6. CORPORATION'S REGULATIONS

(a) A maximum of two dogs, two cats or one dog and one cat will be considered for approval. Maximum weight of each when fully grown not to exceed 10kg. The following breeds will not be considered for approval, including ANY mixed breed of these dogs:

Doberman Pinscher, Rottweiler, Pit Bull/Staffordshire Terrier, German Shepherd, Chow, Great Dane Presa Canario, Akita, Bulldog, Bloodhound, Alaskan Malamute, Huskie, Wolf-hybrid, Mastiff, Cane Corso, Tosa, Fila Brasileiro

(b) The Corporation has the right and authority to revoke any consent previously given where it determines that the pet is a nuisance or hazard, or an undue annoyance to other occupants within the Sunrise Place Condominium development, at which time the pet will be required to be removed from and shall no longer be kept on or in the Sunrise Place Condominium development. Failure of the Owner to obey and abide by the ruling of the Corporation will be sufficient reason for Corporation to impose fines and take whatever legal and civil action may be required to enforce the Corporation's ruling.

(c) Pets must be either on a HAND-HELD leash or carried by its owner at ALL times when outside.

(d) The following excerpts from the **Sunrise Place Bylaws** are intended to provide additional information and instruction and do not replace the regulations of this Agreement or those as outlined in section **6. Corporations's Regulations.**

(i) **Sunrise Place Bylaws:**

Part6 – Occupation and use of units

45. *Owner's Usage*

An Owner shall not and shall not permit any occupant of his Unit to:

a.

keep any pets or animals of any kind in any Unit or on the Common Property; except for up to two (2) small dogs (which weigh less than 10kg each), or up to two (2) cats, or a bird or birds, provided that such Owner or Unit Lessee must ensure that in respect of each such pet:

(1) *such pet is not allowed to be at large (i.e., not on a leash or being carried if it is a dog or cat) on the Common Property nor shall it be left outside tethered or otherwise unless with the owner or occupants of the unit;*

- (2) *the Owner or Unit Lessee is responsible to and shall promptly pick up and properly dispose of any droppings from the pet;*
- (3) *the pet does not bother any of the other occupants of the Condominium, whether by noise, aggressive behaviour or otherwise; and*
- (4) *if the board determines (in its sole judgment) that the pet is a nuisance or hazard, or an undue annoyance to other occupants of the Condominium, then the pet will be removed from and shall no longer be kept on or in the Condominium;*
- (5) *Any municipal bylaws in effect with regard to pets at any time shall have the effect within the common property and municipal officers are hereby authorized and permitted to enforce bylaws on the common property.*

9. Acceptance

The Corporation has signed this agreement on _____, 20__.

Signature of Corporation representative

The Owners hereby acknowledge that they have read and clearly and fully understand the **Sunrise Place Pet Agreement**, and agree to adhere to, and abide by, the **Sunrise Place Pet Agreement** including the **CORPORATION’S REGULATIONS (Section 6)** contained in this contract.

Signed on _____, 20 ____

Signature of Owner: _____

Signature of Owner: _____