

**Laguna Lake Mobile Estates**  
**, San Luis Obispo, CA 93405**  
**(805) 543-5500**  
**(805) 544-6637**

**PET AGREEMENT**

This Pet Agreement (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ by and between the Community Management of Laguna Lake Mobile Estates ("Community") and those persons listed below as the Resident (hereinafter collectively and singly the "Resident").

1. The types of pets permitted are: domesticated dogs, cats, small birds, fish and other common residential household pets approved by Community Management. A residential household pet is defined as a pet that spends its primary existence indoors. Non-household pets (including farm animals) are prohibited under any circumstances. Strange, uncommon and exotic animals are also not permitted.
2. Only domesticated cats or smaller dogs (such as miniature breeds which, at maturity, do not exceed 20 in weight or 20 in height, when measured at the shoulders in a standing position) are permitted. Pit Bulls, Pit Bull mix, Chow Chows, Rottweilers, Doberman Pinschers, Doberman Pinschers mix, miniature Doberman Pinschers, Boston Terriers, Wolfhounds, Dingoes, German Shepherds, Bull Terriers, Great Danes, Mastiffs, Boston Bull Terriers, Pugs, American Bulldog and other aggressive breeds are expressly prohibited.

Resident agrees to have as a domesticated pet only 2 of the following:  
[Please check appropriate item]

- One (1) small dog (not to exceed 20) in weight or 20 at maturity; or
- One (1) cat; or
- One (1) bird, or
- \_\_\_\_\_ (\_\_) aquatic animal(s) described as \_\_\_\_\_
- \_\_\_\_\_ (\_\_) \_\_\_\_\_.

3. The pet identified below will be kept at Resident's homesite and is described as follows:

**San Luis Obispo, California 93405**  
**Site**

4. The pet is described as follows:

Breed/Type:            Name:

Weight:            Age:            Color:

Distinguishing marks:

Rabies Vaccination No.:    License No.:

Attach Photo of Pet Here:

5. Resident agrees to comply with all laws, ordinances, and governmental regulations governing inoculation and licensing of any pet allowed to remain in the Community.
6. Resident acknowledges receipt of the Rules and Regulations for the Community and agrees to abide by all Community Rules and Regulations regarding pets. The Community's Rules respecting "pets" are incorporated herein by this reference.
7. If any of the Community Rules regarding pets is violated, and such violation is noted by Community Management or a valid complaint is made by another Resident, then the Resident owner of the pet will receive from Community Management a notice in writing stating that the right to keep that pet within the Community is terminated.
8. The Community encourages Resident to spay or neuter any cat or dog. In the event of offspring, Community Management must be notified and written permission must be obtained from Community Management for any offspring to remain in the Community for an interim period, which period shall in no event exceed eight (8) weeks.
9. Resident acknowledges and agrees that Resident is responsible for any damage to property or person caused by Resident's pet. Resident agrees to indemnify the Community's owners, management, employees, agents and representatives from any and all loss, damage or injury of any kind whatsoever to person or property resulting from Resident's pet. Resident agrees to add the Community as an additional insured on Resident's Homeowners Insurance Policy and provide proof of the same within 15 business days of the execution of this Pet Agreement.
10. Permission is given to Resident to keep only the pet as identified and described in this Agreement. If the pet described in this Agreement is lost or dies, written permission to acquire a new pet must be obtained from Community Management.
11. Any pet must be registered with the Community, and no pet may be acquired without written permission from Community Management. Community Management must approve all pets before application to rent is accepted. Community Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Community.

12. Each pet must be licensed and inoculated in accordance with local law. Evidence of licensing and inoculation shall be submitted to Community Management within seven (7) days of receipt of written request for such information.
13. Pets must be on a leash when not indoors.
14. Any pet running loose in the Community will be taken to Animal Control. Recurring violations of this rule may lead to the loss of the right to keep that pet.
15. Pets will not be allowed in the clubhouse or any recreational area at any time.
16. Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's homesite, flower beds, shrubs, etc. Resident is responsible at all times for Resident's pet, including injury, destruction, and annoyances to other Residents, and the Community and Community Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by a Resident's pet.
17. Pets are permitted to be walked in the Community. If Resident's pet is allowed to exercise in Resident's yard or elsewhere, all excrement must be picked up, wrapped in suitable material and placed in the trash immediately.
18. No exterior pet housing is permitted in the Community. This includes, but is not limited to, any type of confining barricade or structure.
19. Guests are not permitted to bring any pet into the Community, other than guide dogs, signal dogs, and other service dogs as defined by Civil Code § 54 and the Federal Americans with Disabilities Act.
20. Except as to number, size and type of animal, the conduct rules of these Pet Rules apply to service animals and other exempted animals under California Civil Code section 54.1, the Federal Americans with Disabilities Act and the Federal Fair Housing Amendments Act.
21. Feeding of stray cats and other animals is prohibited. Bird feeders are exempt under this provision.
22. The tying up of pets outside the mobilehome and leaving them unattended is prohibited.

I HAVE READ THE ABOVE PET AGREEMENT AND AGREE TO ABIDE BY ITS TERMS AND PROVISIONS. I UNDERSTAND THAT VIOLATION OF ANY OF THIS AGREEMENT IS CAUSE FOR REVOKING PERMISSION TO KEEP A PET AND MAY BE GROUNDS FOR TERMINATION OF MY TENANCY.

RESIDENT

DATED: \_\_\_\_\_

RESIDENT

DATED: \_\_\_\_\_

RESIDENT

DATED: \_\_\_\_\_



To Be Filled in by Community Management  
This Pet Agreement will not be enforceable unless and until executed by Community Management

Permission is given to the above Resident(s) to keep the following described pet at Space No. \_\_\_\_\_ in Laguna Lake Mobile Estates:

- Dog
- Cat
- Other: \_\_\_\_\_
- Bird
- Aquatic Animal Kept within an Aquarium

TYPE/BREED: \_\_\_\_\_ WEIGHT: \_\_\_\_\_ AGE: \_\_\_\_\_  
COLOR: \_\_\_\_\_

NAME: \_\_\_\_\_ DISTINGUISHING MARKS: \_\_\_\_\_

RABIES VACCINATION # \_\_\_\_\_  
LICENSE # \_\_\_\_\_

PHOTOGRAPH IS ATTACHED: \_\_\_\_ YES \_\_\_\_ NO. If no photograph, then explain:

**Permission is approved.**

**COMMUNITY MANAGEMENT**

DATED: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_