

3500 GOLIAD ROAD
SAN ANTONIO, TX 78223
(210) 337-5900



3143 S. E. MILITARY DRIVE
SAN ANTONIO, TX 78223
(210) 333-0830

PET AGREEMENT

DATE _____

RESIDENT(S) _____

ADDRESS _____
(“The Premises”)

RESIDENT is conditionally authorized to keep a pet (no more than two per household), described below, on the above described premises until the Rental Agreement between the RESIDENT and Indian Hills (OWNER) expires or is terminated. RESIDENT and OWNER agree that this authorization may be terminated earlier if the pet rules detailed below are violated by the RESIDENT, resident’s family or resident’s guest(s).

RESIDENT WARRANTS THAT THE PET HAS NO HISTORY OF BITING OR AGGRESSIVE BEHAVIOR AND RESIDENT AGREES TO DEFEND AND HOLD OWNER HARMLESS FROM AND INDEMNIFY OWNER FOR ALL CLAIMS AND LIABILITIES ATTRIBUTABLE TO ANY ACT OR CONDITION OF THE PET.

“THE FOLLOWING BREEDS OF DOGS, WHETHER OF FULL BLOOD OR MIXED BLOOD, ARE NOT PERMITTED WITHIN THE INDIAN HILLS COMMUNITIES AT ANY TIME.”:

1. ROTTWEILER
2. PIT BULL
3. AMERICAN BULL DOG
4. BELGIAN MALINOIS
5. CAUCASIAN SHEPARD OR “RUSSIAN POLICE DOG”
6. FILA BRASILEIRO
7. PRESA CANARIO
8. GERMAN SHEPARD
9. CANE CORSO
10. CHOW
11. DOBERMAN PINSCHER
12. AKITA
13. WOLF-HYBRID

Some members of these dog breeds have displayed aggressive tendencies that make them unsuitable for a residential community such as Indian Hills. Most all dogs of these breeds weigh in excess of 35 pounds when mature and therefore also exceed the Indian Hills Pet Agreement weight limit.

This rule applies to all dogs of mixed breeds that have the coloring or general appearance or disposition of the prohibited breeds. The Park Manager reserves the sole authority and discretion to determine if a particular dog is prohibited at Indian Hills.

In the discretion of the Park Manager, on written application, specific exceptions may be made for trained guide dogs assisting blind, deaf, or disabled persons.

RESIDENT agrees to maintain the pet under control and physically restrain the pet on a leash and accompany the pet when pet is outside the home. The pet shall NEVER be allowed to roam freely about when outside RESIDENT’S home. The RESIDENT agrees to clean up any droppings left by the pet anywhere outside the home.

RESIDENT agrees that the pet will not be or become a nuisance to the other community residents

and further agrees to permanently remove the pet from the premises if the OWNER receives reasonable complaint(s) from other community residents or if the OWNER, in his sole discretion, determines that the pet has disturbed the peace, comfort or safety of the other community residents.

RESIDENT further agrees to timely vaccinate the pet for rabies, if appropriate, and to keep the pet and the premises reasonably free of fleas and ticks by routine use of appropriate insecticides and otherwise comply with the requirements of the City of San Antonio relating to the type of pet indicated below.

RESIDENT purports that the pet is neutered or otherwise incapable of breeding, no pet offspring are allowed.

RESIDENT understands that any aggressive or threatening behavior on the part of the pet toward any other person(s) will constitute a violation of this term of the Pet Agreement. Threatening behavior is defined as growling, snarling, chasing, biting, clawing, scratching or any other behavior on the part of the pet that may be interpreted as an attack or threat to attack or harm a person.

If the RESIDENT or the pet violate any provision of this Pet Agreement, RESIDENT agrees, upon receipt of written notice of such violation, to permanently remove the pet from the premises within forty-eight (48) hours of such receipt.

RESIDENT and OWNER agree that only the following described pet is authorized to be kept on the premises:

TYPE _____ BREED _____ WEIGHT _____
(No greater than 35lb.)
COLOR _____ NAME _____ GENDER _____

This agreement is not a blanket agreement and applies only to the Pet specified herein. It does not apply to any other pet, whether offspring of the pet specified herein, or obtained as a replacement pet, or obtained at any other time, for any other reason.

RESIDENT agrees to obtain permission from OWNER and to execute a new Pet Agreement for any additional or subsequent pet(s).

RESIDENT and OWNER agree that this Pet Agreement shall become a part of their Rental Agreement (entered into on this or at an earlier date) and that the OWNER shall have all rights and remedies therein contained. RESIDENT acknowledges that this Pet Agreement represents the complete understanding of the RESIDENT and OWNER as regards the above described pet; there is no other oral or written Pet Agreement.

*****THIS IS A LEGAL DOCUMENT*****
*****READ IN ITS ENTIRETY BEFORE SIGNING*****

SIGNED THIS _____ DAY OF _____, _____.

Resident

Resident

OWNER=S Agent/Representative

Title