

C. PET REGISTRATION

Resident's Name(s): _____

Unit Number: _____ Home Phone: _____

Office Phone: _____

Number of Pets: _____

Type of Pet #1: _____ Type of Pet #2: _____

Pet's Name: _____ Pet's Name: _____

Sex: _____ Sex: _____

Color: _____ Color: _____

Breed: _____ Breed: _____

Height: _____ Height: _____

Weight : _____ Weight: _____

Breed's average adult weight: _____ Breed's average adult weight: _____

Veterinarian's Name: _____

Clinic Name: _____

Clinic Telephone Number: _____

Clinic Address: _____

Clinic City, State and Zip: _____

Copy of vaccination certification submitted to Management Office on: _____

Expiration date of current vaccination certification: _____

I acknowledge that I have received a copy of The Spires Rules and Regulations Section J: PETS. I further acknowledge that I have read these rules in their entirety and that I fully understand and shall abide by the rules and regulations as they have been set forth.

Signature of Resident

Date

Signature of Managing Agent

Date

PET RULES

(The following has been taken directly from The Spires Rules and Regulations Section J: PETS, pgs. 11-13.)

J. PETS

All pets must be registered with the Management Office. A Pet Registration Form is provided in The Spires Resident's Handbook Section V: FORMS. Additional forms may be obtained from the Management Office or The Spires web site.

Residents wishing to house a pet in the building must apply in writing and receive approval from the Board of Directors and/or Managing Agent prior to bringing the animal into the building. Any such approval shall be deemed conditional, subject to the condition that The Spires Rules and Regulations Part J: PETS is not violated. In the event that any of The Spires Rules and Regulations Part J: PETS is violated, such conditional approval shall be subject to being revoked.

Residents whose guests wish to bring a pet into the building must apply in writing and receive approval from the Board of Directors and/or Managing Agent prior to the guest bringing the animal into the building. Any such approval shall be deemed conditional, subject to the condition that The Spires Rules and Regulations Part J: PETS is not violated. In the event that any of The Spires Rules and Regulations Part J: PETS is violated, such conditional approval shall be subject to being revoked. Guests and their pets are required to abide by all Spires rules and regulations. Residents hosting guests and guest pets will be held responsible for any violation of the rules and regulations by their guests or their guests' pets.

Commonly recognized domestic household pets including dogs, cats, birds and fish are permitted at The Spires. Reptiles and some exotic animals are not permitted. Excluded animals include, but are not limited to: snakes, insects, spiders, lizards, rats, mice, ferrets, alligators and crocodiles. Other animals are generally not acceptable. Residents should direct special requests, and any questions about particular animals and their acceptability in The Spires to the Board of Directors and/or Managing Agent prior to bringing an animal into the building.

Many breeds of dogs are acceptable at The Spires. Only those dogs whose weight exceeds 30 pounds at maturity or who have exhibited aggressive behavior will be excluded. Dogs that resided in the building prior to March 1994 are exempt from the weight rule.

Except for fish, no more than two pets may be kept in any residence unit.

Fish tanks having greater than 15 gallons capacity must have prior approval from the Board of Directors and/or Managing Agent. Fish tanks that were in the building prior to March 1994 are exempt from this rule.

Each pet owner is strictly liable and shall defend and hold harmless and indemnify all other residents, the Board of Directors, Managing Agent and staff against any loss or liability as a result of negligence involving their pet on Spires property.

Animals shall be kept current on all inoculations. Verification of current inoculations must be provided to the Managing Agent along with the application to bring the animal into the building. Updated documentation must be provided to the Managing Agent as appropriate. The Spires reserves the right to evict animals not in compliance.

Dogs and cats must be neutered or spayed. At the discretion of the Board, this requirement may be waived based on the advanced age or medical condition of the animal. The Board retains the right to rescind this waiver. Dogs and cats residing in the building prior to March 1994 are excluded from this provision.

Obedience training is required for all dogs by the time the dog reaches 18 months of age.

Dogs must enter and exit the building through the B-1 level, on the East side of the building by the loading dock area, or into the garage area.

Outside residence units: dogs must be on a short leash of 30 inches or less-- carrying dogs, or collaring, is not acceptable in lieu of a leash; cats must be on a leash or in a carrier.

Pets are not allowed in the Common Areas such as the pool, pool and gazebo area, lobby, fitness room, party and conference facilities, etc. The only exceptions are the elevator lobbies, hall of the B-1 level and certain times in the garage when it is necessary to exit the pet from the building.

In the allowed Common Areas and while on The Spires property, dogs are required to wear identification giving the owner's name and phone number.

Ordinarily, dogs should be walked outside the fence line of The Spires. However, late at night or at other times when safety is a concern, dogs may be walked in the designated grassy area outside the service entrance/loading dock door on the B-1 level. Immediate clean up and proper disposal of the animal's waste by the pet owner/dog walker is required.

Each pet owner is responsible for cleaning, for the expense of cleaning, or for the repair of any spoilage or damage to the building caused by his/her pet. **If there is an elimination accident in the building or in the elevators, the Front Concierge Desk is to be notified immediately.** If the elimination accident occurs in the elevators, the resident must call the Front Concierge Desk from the elevator and have the elevator stopped at the resident's floor so that the resident can clean the elevator prior to it being placed back in service.

Waste must be double-bagged and sealed before being placed in the trash rooms. **To eliminate odor and avoid health hazards, animal waste should never be placed down the trash chute.** Once animal waste has been placed in the trash room, please contact the Front Concierge Desk to have it picked up. Double-bagged, sealed waste may also be taken directly to the dumpster located outside the B-1 level service entrance/loading dock.

No pets shall be maintained in the building for commercial purposes.

If a pet disturbs others by barking, or in other ways becomes obnoxious, the Board of Directors or Managing Agent will give notice to the pet owner to stop such annoyances immediately.

If a biting incident occurs, report it to the Managing Agent or Board of Directors immediately. The incident will be reported to Animal Control (as required by City of Houston regulations). Seek medical attention. In some circumstances, residents may be required to remove the animal from the building.

Violation of pet regulations may result in revocation of the conditional approval of such pet, legal action against pet owner(s), or eviction of the animal from the building.