



THE LAKES OF WOODBRIDGE CONDOMINIUM ASSOCIATION

6312 Stadium Drive
Kalamazoo, MI 49009

www.thelakesatwoodbridge.com

269-488-0133
thelakesofwoodbridge@gmail.com

Pet Registration and Rules

This Pet Agreement is entered into the _____ day of _____, 20__ by and between The Lakes of Woodbridge Association and Co-Owner: _____ residing in the premises located at _____

The Resident agrees to the following:

1. A color photo of each pet will be provided with this registration.

Pet 1:

Name of Pet:		Breed:	
Age:		Color:	
Last Rabies Dose:		Weight:	

Pet 2:

Name of Pet:		Breed:	
Age:		Color:	
Last Rabies Dose:		Weight:	

Residents agree to abide by the following pet rules and regulations:

1. Co-Owners are allowed to have household pets. No more than two (2) domesticated pets are allowed in any Unit. No dogs over the adult weight of 40lbs are permitted. No animals, livestock or poultry of any kind shall be raised, bred or kept on the premises except for cats and dogs, provided that they are not kept, bred or maintained for any commercial purpose.
2. Pets may not be left unattended or allowed to roam freely. Dogs must be leashed at all times when on the common grounds. Cats must be indoor cats only. No feeding and/or caring for stray pets.
3. The pet(s) may not cause any damage to the property, nor may the pet(s) cause any discomfort, annoyance or nuisance to any other Resident or their guests.
4. The Resident shall be fully responsible for any damage, costs, expenses or liabilities, of any nature, including all injuries and property damage, caused by the Resident's pet(s).
5. Pet waste must be collected and disposed of immediately. Cat litter may not be disposed of in toilets or on common grounds. All waste materials must be bagged and properly disposed.
6. Co-owners are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as Resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without completing a Pet Registration Form.
7. Any violations, after a verbal warning, of the Rules or Bylaws can be grounds for the following fines:
 - First Offense - Verbal/Written Warning – no fine
 - Second Offense - \$250
 - Third Offense - \$500 Fine and/or Removal of Pet within 7 days of written notice



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Pet Owner agrees that if the Pet Rules and Regulations are not followed, they will remove the pet if the violations are presented and a third offense is issued.

If the Resident fails to pay any fines that have been served all payments made to the association will be applied to the balance owed in the following order of priority: 1st – Fines; 2nd – Damages or repairs; 3rd – Past due Association fees; 4th – Current Association fees.

Pet Owners shall indemnify The Lakes of Woodbridge Association and its Board Members and hold it harmless against loss or liability of any kind arising from their Pet(s).

Residents with an ADA compliant Service Animal are required to provide all documentation to the Association Board for review at the time this registration is completed.

By signing below, I agree to all requirements of this Pet Registration Form and Association Bylaws:

Resident/Pet Owner - Signature	Date	Resident Phone Number
Resident/Pet Owner – Print Name	Date	Resident Email

To: _____

We are in receipt of your Pet Registration Form for the above-mentioned condominium unit.

Your request for approval has been considered by the Board of Directors of the Association, and the following action has been taken:

____ Your Pet Registration Form has been approved.

____ Your request has been denied for the following reason(s):

____ No action has been taken on your request pending receipt of the following information:

THE LAKES OF WOODBRIDGE CONDOMINIUM ASSOCIATION BOARD

BY: _____ DATE: _____
President/Agent of The Lakes of Woodbridge Condominium Association