

Pet Agreement for Watson's Resort
Revised October 2023

This agreement is made between Watson's Harverene Resort Inc., hereafter referred to as "WATSON'S" and the undersigned tenant/guest.

While Watson's Resort does understand that pets can be like family members, pets are not classified as family within our lease, therefore having a pet at Watson's Resort is not a right that a tenant has but rather a privilege that is granted by Watson's Resort to the tenant or guest of a tenant in which requirements and expectations are expected as outlined in this agreement.

TENANT and/or GUEST of TENANT hereby agrees to the following rules and regulations concerning the keeping of a pet within and/or upon WATSON'S property. This includes any and all property belonging to Watson's Harverene Resort Inc. Permission will be requested each year at the beginning of the lease year and/or before bringing a pet onto said property. Notification must be done in writing (US mail, email, etc.) and permission must be granted.

TENANT and/or GUEST of TENANTS.

- 1 - shall not be allowed to have more than two pets at the resort at any one time. This includes the TENANTS pet(s) and any pet belonging to a Guest of the TENANT.
- 2 - pets are not to be on any part of the resort grounds except that which is allowed in this agreement.
- 3 - pets are not allowed on any of the resort lawns.
- 4 - pets are not allowed on any of the resort docks unless pet is being loaded onto a boat at which time tenant/guest shall proceed directly to and from their boat. Pet must be on a leash at all times.
- 5 - pets are not allowed on any of the resort waterfront property's. This includes all beaches, docks, lawns, waterfront property's, etc.
- 6 - pets are to be confined to the tenants unit, deck or "private" yard. If tenant/guest pets will not stay at tenants unit, deck or yard, tenant/guest must contain pet with the unit, on a leash or within a fence.
- 7 - pets are not to be on any yard that is shared with other tenant/guests.
- 8 - pets are only allowed to be walked from tenants unit, to the resort main driveway and to remain on resort driveway and must always be kept on a leash of reasonable length.

- 9** - pets are not allowed on any other resort property other than tenants own unit, deck, private yard, resort main driveway or in the event of swimming, the resort boat launch.
- 10** - pets may be walked in the resort parking area so long as pet remains on a leash and all messes are picked up.
- 11** - pets are never allowed on any other tenants property unless allowed by other tenant
- 12** - pet messes must be picked up and disposed of properly by the tenant/guest. If messes are placed into a resort dumpster, messes are to be first placed into a sealed plastic bag as not to create odors and messes in the dumpster.
- 13** - pets are not allowed to be a nuisance in any way to other tenant/guests while on WATSON'S property.
- 14** - pets are not allowed on WATSON property if they bark, howl or wne loudly.
- 15** - pets are only allowed to swim in the resort boat launch area. Pets are not allowed on or around any other waterfront except at the resort boat launch area and only after receiving permission from WATSON'S to do so and only between the hours of 8:00am and 8:00pm (or dusk, whichever comes first). If tenant/guest wishes to swim their pet, tenant/guest must walk pet directly to the boat launch on the main driveway and return to tenant/guest unit in the same manor, remaining on the main resort driveway.
- 16** - pet(s) that consistently get away from the tenants unit are not allowed at the resort.
- 17** - pets are not allow at the resort who have any type of biting or aggressive behavior or any type of history of biting or aggressive behavior.
- 18** - pets are not allowed at the resort who have any type of behavior that is destructive to any other tenant or guests property.
- 19** - pets should not be walked on neighboring property between Watson's Resort and the Lake Chelan State Park unless tenant/guest has permission from property owner(s) to do so. Access roads to these property's do not belong to WATSON'S.

TENANT AND GUESTS OF TENANT

- 20** - must carry a visible bag for messes at all times while walking ones pet. If someone other than TENANT/GUEST is walking a pet, tenant/guest must make person aware of all rules pertaining to this agreement.
- 21** - assumes all responsibility for all messes caused by tenant/guest pet(s).
- 22** - assumes all ricks and liability concerning tenant/guests pet.
- 23** - must have personal liability insurance that will cover the pet in the event of an accident or in the event that the pet causes damage or harm to another person or persons property. A copy of such insurance may be required at any time.
- 24** - is not to allow children to remove a pet from the tenants unit unless the child is aware of the rules of this agreement and the child can properly control and maintain the pet.

25 - are not to have pets on the premises without first obtaining permission and first reading and signing a pet agreement and giving said agreement to WATSON'S.

26 - agrees to pay to WATSON'S, all reasonable attorney fees and costs incurred by WATSON'S to enforce this agreement or to defend any thing brought to the court of law concerning tenant/guests pet. In the event that legal action is taken by WATSON'S toward tenant/guest, such action shall be taken within Chelan County, Washington.

27 - must keep a copy of these rules in unit at all times.

28 - If at any time TENANT/GUEST pet(s) is away from tenants unit, deck or private yard, pet must be on a leash at all times.

29 - If TENANT has a guest who wishes to have a pet at the resort, permission must be obtained from WATSON'S prior to bringing any pet to the resort and pet agreement must be signed by tenant and guest. Any liability shall first be on the tenant, then upon the guests. Tenant shall always be responsible for and liable for any guest or guest pet.

There are never to be more than two pets an any TENANTS unit at any one time.

While WATSON'S understands that pets can be like family, pets are not classified as family at WATSON'S therefore having a pet at WATSON'S is not a right but rather a privilege that may be granted to a TENANT or guest with requirements expected as so outlined in this agreement. **Likewise, this privilege may be taken away at any time.**

Watson's Resort Pet agreement signature page

Please sign and return this page only

Tenant shall keep a copy of pet agreement in their unit. By signing this agreement, TENANT/GUEST so agrees to the conditions of this Pet Agreement and agrees to abide by any and all rules and guidelines within this agreement. By signing below, TENANT agrees that they have read all sections of this agreement and agrees to abide by all the rules within this agreement.

TENANT/GUESTS printed name

_____.

Pet(s) description(s) – Pet #1_____.

Pet #2 _____.

TENANTS cottage/mobile/trailer number (circle one) #_____

Signed for which season 20_____

Date signed _____

TENANT/GUEST signature
