

## RESIDENTIAL LEASE

This Residential Lease (the "Lease") is made by and between **MOUNTAIN HOUSE, LLC**, a Vermont limited liability company (hereinafter referred to as "Landlord") and **NANCY DUMONT** of Stowe, Vermont (hereinafter jointly referred to as "Tenant").

**1. Agreement to Lease.** In return for the rent and other sums payable by Tenant, and in return for the agreements to be performed hereunder by Tenant, the Landlord hereby leases to Tenant the following premises: Apartment Unit **103** with an address of 106 Mountain Haus Drive, Stowe, Vermont 05672, Vermont (hereinafter referred to as the "Unit"). Leased together with the Unit are the following appliances: refrigerator, stove, dishwasher, microwave (the "Appliances"). Such agreement to lease shall be on the terms and conditions set forth in this Lease, including the Rules and Regulations attached as Exhibit A hereto.

**2. Term of Lease; Holding Over.** Unless sooner terminated by Landlord due to a default by Tenant, this Lease shall be for a term commencing on **April 15, 2021** (the "Commencement Date") and terminating on the last day of the month immediately prior to the twelve month anniversary of the Commencement Date (the "Term"). Upon the expiration of the Term or sooner in the case of default by Tenant, Tenant shall vacate the Unit and remove all of Tenant's personal property and leave the Unit and Appliances in the condition required by the terms of this Lease. Tenant may not, except upon prior written consent of Landlord, hold over in occupancy of the Unit beyond the period specified for the termination of this Lease. Any unauthorized holding over shall be under the same terms and conditions as are in this Lease, except that such holdover shall be day-to-day and for each day of the holdover period a daily rental payment shall be charged equal to \$100.00 in addition to the sums due Landlord under paragraphs 3a. and 3b. below. No holding over by Tenant shall operate to renew this Lease except upon written consent of the Landlord.

**3. Rent/Utilities.**

a. Rent. Tenant agrees to pay Landlord a total rent for the Term equal to Twenty-Four thousand Seven Hundred Thirty-Two and no/100 Dollars (\$ 24,732.00), subject however to pro-ration of the first month's rent in the event that the Commencement Date is other than the first of the month. Provided Tenant is not in default under the Lease, Tenant may pay such amount in equal monthly installments of **\$2,061.00** due and payable in advance on the first day of each month. Landlord requires first month rent (may be prorated) and security deposit. Tenant agrees that the rent and other sums due and owing under this Lease are due and owing to the Landlord without offset, set off or deduction for any reason.

b. Utilities. The following utilities and services are provided to the Unit by the named service providers: i) electricity by Stowe Electric; As of the commencement of the Term, Tenant shall arrange for the accounts for such utilities to be placed in Tenant's name so that billing is made to and paid for directly by Tenant. The failure of Tenant to timely pay said Utilities shall be a default under this Lease. Heat/Propane and Water/sewer charges are included in the Rent. Tenant shall be solely responsible for arranging and paying for telephone, internet and cable service to the Unit.

c. Place and Form of Payment. Payment shall be made to Landlord at the following address: 145 Pine Haven Shores Road, Suite 1150, Shelburne, Vermont 05482, or at such other place designated in writing by the Landlord. Payment of rent shall be in U.S. Dollars by local check.

d. Late Fees/Returned Checks. If the rent or any amount due Landlord or any portion thereof, does not reach Landlord at the above address on or before the fifth (5th) day following its due date, Tenant shall pay a late charge of \$250.00 of the amount past due and interest at 18% per annum shall accrue on the unpaid amounts from the due date until the date amounts are paid in full. If any check for rent or other payment is dishonored for any reason whatsoever, the Tenant shall pay Landlord a \$50.00 fee for bank fees and administrative costs. If, more than once during the Term, any check for rent or other payment is not honored for any reason whatsoever, all further payments shall, at the option of the Landlord, be made by cashier's check, certified check or money order.

#### **4. Security Deposit/Conditions of Return.**

a. Payment/Return of Security Deposit. Simultaneously with the execution of this Lease, Tenant shall pay Landlord a security deposit in the amount of **\$2,061.00**. This security deposit may not be credited toward the last month's rent. This security deposit will be refunded only after: (i) the Tenant has fulfilled the terms of the Lease; and (ii) the Unit is fully vacated, all property of the Tenant is removed and the Unit and Appliances have been returned in the condition required by this Lease.

b. Deductions from Security Deposit. Landlord may deduct from the security deposit amounts for:

i. Unpaid rent and other sums owing to Landlord;

ii. Costs and expenses required to repair damage to the Unit or Appliances, provided that "damage" shall not include: (1) damage existing at the commencement of occupancy documented by Tenant pursuant to paragraph 5 below; or (2) damage from the result of normal wear and tear. "Normal wear and tear" means the deterioration which occurs, based upon the reasonable use for which the rental unit is intended, without negligence, carelessness, or abuse of the Unit or Furnishings by the Tenant or Tenant's invitees or guests. No "wall anchors" or "adhesive hooks" shall be allowed and holes or damage caused by such shall be considered damage to the Unit;

iii. Unpaid Utilities;

iv. Costs and expenses required to remove, store or dispose of anything left by the Tenant in the Unit after vacancy;

v. Costs and expenses required to clean the Unit or Appliances. Tenant specifically agrees that Landlord may charge for such costs and expenses if Tenant fails to leave the Unit and Appliances in the same condition of cleanliness as at the commencement of the Lease;



vi. Cost of all keys not returned. Fifteen Dollars (\$15.00) shall be charged for each key lost or not returned;

vii. Costs and expenses incurred by Landlord due to any default by Tenant hereunder, including reasonable attorney's fees; and

viii. Costs and expenses incurred by Landlord to replace or repair any damaged or missing Appliances.

The Landlord agrees to provide a written notice of any amounts of the deposit withheld and itemize the reasons therefore. The amount of any remaining security deposit to which Tenant is entitled will be refunded by check, made payable to the Tenant, mailed to the forwarding address left with Landlord, not later than fifteen (15) business days after Tenant vacates the Unit and provides Landlord with a mailing address. SHOULD THE CHARGES OR COST OF REPAIRS OR CLEANING EXCEED THE DEPOSIT, TENANT AGREES TO PAY ALL EXCESS CHARGES AND AMOUNTS INCURRED FOR SUCH REPAIRS OR CLEANING.

**5. Inspection and Acceptance of the Existing Condition of the Unit.** Tenant shall inspect the Unit and Appliances and shall deliver to Landlord a written statement of any damage to the Unit or Appliances prior to occupancy. Tenant's occupancy of the Unit is conclusive evidence that the Unit and Appliances were delivered in a clean, tidied and undamaged condition at the commencement of the Lease except as provided to Landlord in the written statement. Tenant acknowledges that the smoke detectors and carbon monoxide detectors are in working condition as of the date of inspection. Tenant shall not remove the batteries from the smoke detectors or carbon monoxide detectors for any reason.

**6. Care of Unit / Notice of Repairs.** Tenant shall maintain the interior of the Unit and the Appliances in a clean and sanitary condition. Tenant will be held strictly responsible for any loss or damage to the Unit or Appliances or other units resulting from overflow from water, toilets, sinks, showers or bathtubs from the Unit. Tenant shall be responsible for the cost of repair or replacement of any portion of the Unit or the Appliances due to damage caused by the Tenant or the Tenant's guests or pets. Tenant shall notify Landlord as soon as tenant has knowledge of any leaking faucets, damage to water pipes, leaking or blocked toilets or drain fixtures, or damage to electric wires or fixtures or other damage or defect in the Unit which requires repair or replacement.

**7. Landlord's Right to Inspect.** Landlord may enter the Unit with the Tenant's consent, which shall not be unreasonably withheld or delayed. Landlord may also enter the Unit for the following purposes between the hours of 9:00 a.m. and 9:00 p.m. on no less than 48 hours' notice (**notice given orally, a message left on telephone answering machine, cell phone or an e-mail message shall be deemed notice**): (i) when necessary to inspect the Unit; (ii) to make repairs, alterations or improvements; (iii) to supply services; or (iv) to exhibit the Unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors. Landlord may also enter the Unit without consent or notice when the Landlord has a reasonable belief that there is imminent danger to any person or the property or other emergency.

**8. Loss/Theft/Insurance.** Tenant shall be responsible for maintaining all insurance on Tenant's contents in the Unit, of whatever nature and wherever situated, and Landlord shall not be held responsible for any loss, damage, or theft of Tenant's property, regardless of the cause.

**9. Default/Eviction.** The failure by Tenant to comply with any of the terms and conditions of this Lease shall constitute a default hereunder. In the event of such default, Landlord may terminate the Lease and evict the Tenant strictly in accordance with Title 9 V.S.A. Chapter 137 (Landlord and Tenant; Residential Rental Agreements), as may be amended from time to time. The Tenant agrees to pay all court costs and attorney's fees incurred by Landlord in enforcing, by legal action or otherwise, any of the Landlord's rights under this Lease.

**10. No Waiver.** The waiver by Landlord of any breach by Tenant of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant, or condition of this Lease, other than the failure of Tenant to pay the particular rental so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such rent. No payment by Tenant or receipt by Landlord of a lesser amount than the rent herein stipulated shall be deemed to be other than an account of the earlier stipulated rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy in this Lease provided.

**11. Casualty.** In the event the Unit shall be partially damaged by any casualty, but such damage does not render the Unit uninhabitable, Landlord shall repair such damage as speedily as possible, and during such period Landlord shall deduct from the rent a reasonable amount to reflect Tenant's loss of use of the portion of the Unit affected by the casualty. In the event the Unit shall be damaged by any casualty which renders the Unit uninhabitable, either Landlord or Tenant may terminate this Lease by giving written notice to the other of such termination, in which event the terms of this Lease shall cease as of the date of such damage and the rent and other payments shall be apportioned as of such date.

**12. Indemnification.** Tenant shall indemnify and hold Landlord harmless against any and all liabilities, penalties, claims, damages, and any orders, decrees or judgments which may be entered therein, resulting from any injury to any person or property, or for loss of life sustained in or about the Unit resulting from any act or failure to act by any Tenant or any Tenant's immediate family, guests, invitees or pets.

**13. Subordination.** This Lease is subject and subordinate at all times to the lien of any mortgage now or hereafter encumbering the Unit, and to all advances made or hereafter to be made on the security thereof. This subordination shall be effective without the execution of any further instruments subordinating this Lease to the lien of any such mortgage by the Tenant; provided, however, Tenant will execute and deliver such further instruments subordinating the Lease to the lien of any such mortgage and shall be desired by any mortgagee or proposed mortgagee.



**14. Notices.** Any notices to be given pursuant to this Lease shall be sufficient if given by a writing which is delivered in person or by certified mail, return receipt requested to the parties at the following addresses:

Mountain House, LLC  
c/o Bullrock Corporation  
145 Pine Haven Shores Road, Suite 1150  
Shelburne, VT 05482

Notice shall be deemed effective upon hand delivery, upon date of delivery set forth on the return receipt or if return receipt is rejected, the date of rejection.

**15. Mountain Haus Documentation.** Tenant acknowledges and agrees as follows:

- a. The Unit is a part of the Mountain Haus Apartments;
- b. Tenant shall at all times comply with and abide by the Mountain Haus Documents (Lease, Exhibit A, & Parking Addendum) and any and all amendments and additions thereto in Tenant's occupancy and use of the Unit and shall be solely responsible for any fines, fees or other costs assessed against Landlord as a result of the violation of the Mountain Haus Documents by Tenants.
- c. Tenants acknowledge receipt of two parking passes for display in their vehicles (the "Parking Passes"). See Parking Addendum.

**16. Permit Requirements.** Tenant's occupancy and use of the Unit is subject to compliance with all conditions and requirements of municipal and state permits governing the Unit.

**17. Time is of the Essence.** It is understood and agreed that time and strict performance of all of the terms herein, by the Tenant to be performed and reserved, shall be of the essence.

**18. Partial Invalidity.** If any term or provision of this lease is held invalid or unenforceable, said invalidity shall not affect the remainder of this lease which shall remain valid and enforceable to the fullest extent.

**19. Rules and Regulations.** Tenant shall comply with the Rules and Regulations attached hereto as Exhibit A, which are incorporated herein by reference.

**20. Entire Agreement; Amendment.** This Lease expresses the entire agreement of the parties hereto and supersedes all other prior agreements of the parties, whether written or oral. No amendment to this Lease shall be effective unless it is in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have hereunto signed as of the dates set forth below.

TENANT:

LANDLORD:

**NANCY DUMONT**

**MOUNTAIN HOUSE, LLC**

Nancy Dumont

By: \_\_\_\_\_  
Its Duly Authorized Agent

Date: 2/11/21

Date: \_\_\_\_\_



## EXHIBIT A

### Rules and Regulations

A. The Unit shall be occupied as a private dwelling by each of the two Tenants only. Each Tenant shall be jointly and severally liable for the rents and obligations hereunder and not just a share thereof. OCCUPANCY BY PERSONS OTHER THAN THE FOREGOING SHALL BE DEEMED TO BE A DEFAULT UNDER THIS LEASE.

B. Tenant agrees not to assign this Lease, Sublet, or Airbnb Landlord's Unit. Violation of this provision shall result in termination and forfeiture of Tenant's rights under this Lease.

C. TENANTS SHALL FAMILIARIZE THEMSELVES WITH THE STREET PARKING LIMITATIONS INCLUDING THE WINTER PARKING BANS WHICH ARE IMPOSED AT CERTAIN TIMES BY THE CITY OF STOWE.

D. Road Conditions: The weather in Vermont can be treacherous and violate at times. While every effort will be made to plow and sand the property in a timely manner, Landlord does not guarantee your vehicle's ability to access the property 24/7. We highly recommend snow tires during the winter season and AWD when possible. The access road to the building is steep and may require AWD during the winter months. Please do not leave your vehicle at the bottom of the hill for safety reasons for vehicles and any/all plows. If vehicle is left in the way for plowing, it will be towed at Tenants expense.

E. No sheets or blankets may be used as curtains. No clothes or laundry may be hung on balcony rails/walls or from windows.

F. The Tenant shall comply with all recycling and trash removal ordinances of the City of Stowe, and any amendments thereto.

G. The Tenant agrees to do nothing that will disturb their neighbors. Tenant shall comply with the ordinances of the City of Stowe and the provisions of the Mountain Haus Documents with respect to noise levels.

H. Tenant shall keep off all roofs.

I. All barbecue grills shall only be used on the porch and placed at least five feet from the building.

J. The Tenant agrees that no article or substance shall be kept in the Unit which is illegal, noisy, or dangerous and that no occupation, including home occupations or day care services, will be conducted in the Unit.

K. Tenant shall be permitted to keep a maximum of two pets. A fee of \$250 is required for each pet. Tenant shall comply with the ordinances of the City of Stowe and the provisions of the Mountain House Documents with respect to pets. Any and all damage to the

*3 pets per pet agreement Yd*

Unit caused by Tenant's pet or additional cleaning that is necessary shall be done at Tenant's sole cost and expense.

L. Tenant will not make any alterations or additions in the Unit. Tenant shall not change or add any locks. Tenant shall not paint, paper, or otherwise redecorate the Unit or any part thereof except with the prior written consent of Landlord. Tenant shall not remove any Appliances or other fixtures from the Unit.

M. No smoking is permitted within any portion of the Building and Unit at any time.

N. Tenants recognize that skis, ski boots/snow boards and boots must be stored in the below grade storage area or, removed from persons feet, before entering the premises. All bicycles must be kept in the storage area or outside of the building and no bicycle storage within the apartments is permitted.

O. Tenants will not use the community laundry for washing pet blankets, pet beds or pet bed covers. Please go to the laundry mat located at 44 Park Place, Stowe.

The Landlord may later, amend or repeal such Rules and Regulations and adopt additional Rules and Regulations provided such alteration, amendment, repeal or additions shall be furnished to the Tenant. This Lease shall be in all respects subject to such Rules and Regulations. The Tenant hereby agrees to comply with all such Rules and Regulations and see that they are faithfully observed by Tenant's immediate family, guests and invitees. Breach of any of these Rules or Regulations shall constitute a default under this Lease.



## PARKING ADDENDUM

Tenant: Nancy duMont Apartment #: 103

Landlord will allow two (2) parking space per apartment.

### Vehicle Information:

<u>2018</u>	<u>BMW</u>	<u>X5</u>	<u>WHITE</u>	<u>1241</u>
Year	Make	Model	Color	Plate #
<u>2004</u>	<u>Volvo</u>	<u>XC70</u>	<u>Silver</u>	
Year	Make	Model	Color	Plate #

Vehicles must have current plates at all times and in fully operable condition. Vehicles with flat tires, missing parts, expired plates will be issued a warning. If the problem is not corrected, the vehicle will be towed at owner's expense.

All vehicles must be registered with the Manager and or they will be considered a non-permitted vehicle and subject to tow at the owner's expense.

Tenant is NOT allowed to make repairs to the vehicle on the Property.

Washing vehicles on the Property is prohibited at all times.

Parking in a manner that blocks any walkways, dumpsters or parking spaces is prohibited and can lead to immediate towing at the vehicle owner's expense.

Parking in a space that has not been assigned to you will be cause for your vehicle to be towed at owner's expense.

Tenant will need to promptly move car from designated space to allow all Tenant's at the property to be plowed out completely. If Tenant fails to move car, Landlord has the right to tow at the Tenant's expense. Tenant will NOT park vehicle(s) at bottom of hill or along driveway during winter season. This will also result in being towed at Tenant's expense.

Nancy duMont 2/1/24  
Tenant Date

\_\_\_\_\_  
Mountain House, LLC Date



**Mountain House, LLC  
PET AGREEMENT**

**Tenant(s):** Nancy duMont

**Unit #:** 103

The Lease Agreement covering the Premises provides that no pets are permitted on or about the Premises or Property without Landlord's or Manager's prior written consent. Tenant is hereby permitted to maintain only the following described Pet in the Premises and Property, subject to the terms and conditions of this Pet Agreement:

**Pet 1:**

Name of Pet: Blu Type of Animal: lab dog

Breed: lab Color: yellow Age: 8

Weight: 70 Description: \_\_\_\_\_

Date of last shots: Sequist 10/20 License #: \_\_\_\_\_

City/Town that Issued License: Stowe Pet Spayed/Neutered? yes

**Pet 2:**

Name of Pet: Luna Type of Animal: cat

Breed: Domestic Sh. Color: grey Age: 3

Weight: 10lbs Description: \_\_\_\_\_

Date of last shots: Sequist 2/21 License #: \_\_\_\_\_

City/Town that Issued License: Stowe Pet Spayed/Neutered? yes

Pet 3: Rocket cat, Domestic S.h. black 3

1. Specific Types of Permitted Pets: The following rules apply to specific types of pets: 12 lbs. 2/21

**Dogs:** Dogs must be spayed or neutered. Veterinary proof may be required. No puppies (four (4) months or less) are allowed. No adult dog, fully grown, will exceed eighty-five (85) pounds. **In an apartment home, two (2) dogs will be allowed as long as they do not exceed the eighty-five (85) pound weight limit.**

**Cats:** No cat is permitted unless it has been spayed or neutered. Veterinary proof is required. Your cat must be kept in the apartment at all times except when transporting the cat. Under no circumstances are cats allowed on apartment balconies or in common indoor or outdoor areas. Cat litter must be double-bagged in plastic prior to disposal in the garbage. Use of a litter box is required and regular disposal of waste and cleaning is required. You may not dispose of litter in toilets, even if the litter is marked "flushable". Cat litter can cause clogs in the pipes and flooding. Resident shall be responsible for all damage caused by violation of these rules.



**Fish:** Stand must be sturdy. No aquarium with a capacity greater than twenty (20) gallons shall be kept on the Premises or in any apartment. Residents must place aquariums in a safe location in the apartment, on a shelf or table giving the aquarium enough support. Residents shall be responsible for all damage caused by leakage or breakage from any aquarium. **Resident shall provide proof of adequate insurance naming MOUNTAIN HOUSE, LLC as additionally insured if aquarium is twenty (20) gallons or more.**

2. Tenant may not maintain any animal other than the Pet, stated above, in the Premises or the Property at any time. Tenant represents to Landlord and Manager that the Pet is house broken, and the Pet has no vicious tendencies or history of threatening or causing physical harm to persons or property. Dogs cannot weight more than a total of 85 pounds.
3. Tenant agrees to pay Landlord additional refundable security deposit of the following:

1 Pet: \$ 750  
2 Pets \$ 900  
3 Pets \$1,000

4. If it is necessary for Landlord or Manager to enter the Premises, whether to make repairs or for any other purpose, Tenant must secure the Pet in a kennel or crate during the period of such maintenance. Tenants will be given up to a 48-hour notice before entering.
5. Tenant agrees that within the Property, the Pet will be kept in the Premises at all times unless accompanied by Tenant and under Tenant's control using a leash, cage or carrier. The Pet must be kept on a short leash or a container when entering or exiting Tenant's apartment, the parking areas, common areas and community grounds. Loose pets may be removed from the Property by local authorities.
6. With respect to the Pet, Tenant shall comply with all state and local laws and best veterinary practices related to the maintenance of pets, including without limitation those related to vaccination and licensing.
7. The Pet may not create danger, damage or noise on the Property, pose a health hazard or soil the Premises or Property. Any damage caused by the Pet will be Tenant's responsibility and Tenant will be charged for the cost to repair any damage caused by the Pet as additional rent. This includes, but is not limited to window coverings, carpet cleaning or replacement, damage to walls, woodwork, flooring, screens and common area landscaping. Tenant shall be jointly and severally liable for the entire amount of all damages caused by the Pet, including cost associated with eradicating fleas or other infestations. Tenant must promptly treat both the Premises and the Pet to eradicate any fleas or other pests that are found in the Premises. Keeping the Pet on a prevention program for fleas is highly recommended. If any item within the Property or Premises cannot be satisfactorily cleaned or repaired, Tenant shall pay for complete replacement of such item. **Pet damage of any kind is not considered normal wear and tear.**
8. The Pet may not be allowed to urinate or defecate on any unprotected surface within the Premises or building. Tenant shall immediately remove and properly dispose of all pet waste from the Property (including within the Premises) in proper receptacles. Pet waste shall not be flushed down toilets. Pet food may not be left outside.  
**\*Failure to comply will result in a \$200.00 fine per occurrence.**

**9. Do not use the community laundry machines for cleaning any pet blankets, beds or bed covers. Please use the laundry mat located at 44 Park Road, Stowe.**

10. If, in the opinion of Landlord or Manager, the Pet becomes annoying, bothersome or in any way a nuisance to other residents or to the operation of the Property, Landlord or Manager may revoke this Permit and, upon notice from Landlord or Manager, Tenant will immediately remove the Pet from the Premises and Property. Tenant's failure to remove the Pet after being requested to do so will constitute a material breach of the Lease Agreement and shall entitle Landlord or Manager to terminate the Lease Agreement.

11. Without limiting the scope of Tenant's indemnification obligations in the Lease Agreement, Tenant agrees to indemnify, defend and hold harmless Landlord, Manager and their respective employees, agents, contractors, members, managers, shareholders, directors and officers from and against all liability, loss or expense whatsoever arising from, concerning or related to the Pet including without limitation impoundment costs, personal injuries (including death), property damage, attorney's fees and costs.
12. Landlord or Manager reserves the right to modify these rules and/or to impose additional rules and regulations governing pets on the Premises or Property, and Tenant agrees to abide by all such additional rules and regulations after being provided with copies thereof.
13. Upon move-out tenant will pay for professional defleaing, deodorizing, and/or steam cleaning to protect future tenants from possible health hazards, regardless of how long the pet occupied the premises. Such steam cleaning, defleaing, and/or deodorization may be arranged for by Management.

**All Tenants must sign the Pet Addendum to verify they understand the policy.**

Nancy Dumant 2/11/21

Tenant Signature

Date

\_\_\_\_\_  
Mountain House, LLC

Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date



### **Concord Group Restricted Dog List 2020**

Tenants are not permitted to have dogs or mixed breed of dog on our restricted dog list.  
Tenants with acceptable breed of dog must purchase and maintain their own Renters Insurance.

#### **Restricted Dog List**

Akita  
Alaskan Malamute  
Chow  
Doberman Pinscher  
German Shepherd  
Great Dane  
Pit Bull (American Staffordshire Terrier)  
Presa Canario  
Rottweiler  
Saint Bernard  
Siberian Husky  
Wolf and/or wolf-hybrid  
Other large and/or aggressive breeds

**\*\*\*This restricted list is activated September 2020. Any existing pet agreements with breeds on the above restricted dog list are grandfathered\*\*\***