



## **PET POLICY & RESTRICTIONS**

No more than two (2) pets (to be limited to domesticated dogs or cats, or one of each) may be kept in a Unit by a Unit Owner at any time. Any pet permitted shall only be allowed remain in the Unit if such pet is permitted to be so kept by applicable laws and regulations and is not left unattended on balconies and/or any other portions of the Condominium Property.

No potbellied pigs, exotic animals of any kind, including snakes, no pit bull dogs, Rottweiler, Doberman pinchers, or any other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the Condominium at any time by the resident of the subject unit, or its invitees. Any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety or property of the community may be removed by the Board without prior notice to the pet's owner.

Neither the Board of Directors nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing, and any occupant of a unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, each Unit Owner and the Association in such regard.

All Owners must pick up all solid waste of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit.

Any landscaping or other damage to the Common Elements caused by a resident's pet must be promptly repaired by the Unit Owner and/or the resident of record. The Association retains the right to effect said repairs and charge the Unit Owner therefore.

Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association, if any, from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium (Pool, pool area, Clubhouse, Fitness Center, Tennis Courts, and Common Area Facilities).

In addition to all other rights and remedies of the Association in the Condominium Documents, a Violation of the provisions of this subsection shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and /or to require any pet to be permanently removed from the Condominium Property.

Fish or caged domestic (household type) birds may be kept in the Units subject to the provisions hereof, but may not be kept in the balconies or in any of the Common Elements.