

Pet Policies for Preserve on Anastasia Island Condominium

A. Screening / Registration

Pet owners must complete a Pet Application and Registration form before occupying the condominium. If the pet is either a dog or a cat, a current photograph should be attached.

The Board of Directors, managing agent or the Condominium Owner will present a copy of the pet rules to the resident for review and signature.

B. Permissible Pets

1. Dogs
Number Allowed _____ Weight Limit _____
2. Cats
Number Allowed _____
3. Birds
4. Fish
5. Caged Animals
(For example, guinea pigs, rodents)

Non Permissible Pets

Rottweiler, Pit bull, Doberman pinscher, Chow and Ferrets.

C. Restrictions

1. Pets shall not be kept, bred or used for any commercial purpose.
2. Pets must be confined to the pet owner's apartment, must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier.
3. Dogs shall not weigh more than 60 pounds.
4. Pets shall be exercised along the perimeter of the community.
5. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding securely bagged pet droppings in the following designated areas, which is the pet waste stations located throughout the community.
6. Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
7. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:

- a. Personal injury or property damage caused by unruly behavior.
 - b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of the day or night.
 - c. Pets in common areas that are not under the complete control of a responsible human companion, and on a short hand-held leash or in a pet carrier.
 - d. Animals who exhibit aggressive or vicious behavior.
 - e. Pets who are conspicuously unclean or parasite-infested.
8. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported the Humane Society for pick-up.
 9. Owners and tenants are responsible for visiting pets, which are subject to the same restrictions as resident pets.
 10. Pet owners shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pet(s).
 11. Only owners may have pets, no guest, lessee or invitee shall bring any animal whatsoever upon the condo property.

D. Enforcement

1. Any owner, resident, or managing agent personnel observing an infraction of any of these rules shall put in writing, signed and presented to the management company. If the board is in agreement with such complaint, the pet owner will receive written notice of the violation.

If upon the 1st violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The board of directors may require the permanent removal of any pet. If such pet is determined by the Board to be a nuisance or a danger to the complex and its residents, if so determined, the pet owner will have 30 days to remove the pet from the premises. The board of directors also has the authority to assess and collect fines for violation of the community pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

September 28, 2005

Proposed Amendment: Schedule "A"
Rules and Regulations of the Preserves on Anastasia Island

Article # 13:

Pets belonging to "Unit Owners" who have signed a pet permission agreement (as formulated from time to time by the Board of Directors) and such pets have been approved by the Board will be allowed within the Condominium Property and Association Property subject to the following rules and restrictions:

- (a) No animal, other than "ordinary" household, domestic animals (ex: dogs, cats, small birds) shall be permitted upon the Condominium Property or Association Property. Ordinary pets shall be registered and approved by the Board and shall meet the restriction designated by Article #13.
- (b) No animal may be kept, bred, or maintained for any commercial purposes.
- (c) Each "UNIT" shall be allowed not more than "TWO" domesticated pets.
- (d) Tenants shall not be permitted to house any pets on Condominium Property or Association Property.
- (e) Residing Owners must control their respective animal, immediately dispose of any waste matter, and no animal may constitute being a "nuisance."
- (f) Incidence of violations will be referred Board and Covenant Enforcement Committee for fines and if necessitate, request for removal of such animal.
- (g) A pet will not exceed 60 pounds in weight when full grown. Doberman, Rottweiler, Pit Bull, Chow, and Ferret are prohibited on Condominium Property or Association Property. Any mix breed of above restricted variety is deemed prohibited.

- (h) All pets must be licensed, inoculated, and Unit Owners must carry liability insurance against liability damages and or injuries to third parties on Condominium Property or Association Property.
- (i) Each Unit Owner (Owning a domesticated animal) shall assume full responsibility for personal injuries or property damage caused by his or her pet or pets. Each Unit Owner hereby agrees to indemnify the Association and all other Unit Owners and hold them harmless against any loss, claim, or liability from such incidents.
- (j) A violation of the provisions of Article #13 shall entitle the Condominium Association to all rights and remedies, including, but not limited to the right to fine Unit Owners and/or require any domesticated pet to be permanently removed from the Condominium Property upon (7) seven days notice.
- (k) The Board shall have the right to promulgate Rules further restricting the keeping of domesticated pets.