

BAYWOOD COLONY VILLAS ASSOCIATION

PET RULES AND REGULATIONS

Section 9.1.4 of the Declaration of Condominium of Baywood Colony Villas Association, Inc. sets forth the **Use Restrictions** for pets in the condominium. The **Pet Rules and Regulations** are in place for the health and safety of all Residents.

1. A Unit Owner is permitted to keep in the Unit at any single point in time no more than one cat and one dog not exceeding 25 pounds.
2. Caged birds and fish are permitted.
3. Unit Owners must immediately pick up all solid wastes of their pets and dispose such wastes appropriately.
4. All pets, including cats, must be kept on a leash or carried at all times when outside the Unit.
5. No animal shall be kept or bred within the Condominium Property for commercial purposes.
6. The Association will comply with all federal, state and local laws regarding Service Animals and Emotional Support Animals.
7. No Unit Owner, Tenant, Guest, invitee, or licensee shall feed wildlife within the Condominium Property.
8. All Pets shall be registered with the Board of Directors.
9. All Pets shall be inoculated as required by law. (FL. Statute 828.30.1)
10. No pet may be tied or staked to a tree or otherwise tied or staked on Condominium Property.
11. A pet causing a Nuisance shall be removed from the Unit within reasonable time upon the request of the Board of Directors.
12. The Board of Directors shall have the sole opinion of a Nuisance.
13. A Nuisance is, but not limited to: running at large, threatening behavior, excessive barking or noise and failure to immediately clean up solid waste.
14. Violations of the **Pet Rules and Regulations** may result in suspension of use rights, imposition of a fine or removal of the pet from the Condominium Property.