

BAYWOOD COLONY VILLAS ASSOCIATION

PET RULES AND REGULATIONS

Last Revised: March 2021

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.

General Rules and Regulations

1. A Unit Owner/lessee 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 each.
2. Each animal must meet all criteria and be registered individually with the Association.
3. All Pets shall be registered with the Board of Directors prior to occupancy.
4. Caged birds and fish are permitted.
5. Unit Owners/lessee must immediately pick up all solid wastes of their pets and dispose of such wastes appropriately.
6. All Pets shall be inoculated as required by law. (Florida Statute 828.30.1). Acceptable forms of proof include: Veterinarian Certificate of Vaccination (rabies), Sarasota County Certificate of Rabies License, or veterinarian receipt for current rabies vaccine (seasonal pet owners). NOTE: a titer level is not acceptable proof per state statute.
7. All pets including cats, must be kept on a leash, or carried at all times when outside their unit.
8. No animal shall be kept or bred within the Condominium Property for commercial purposes.
9. No pet may be tied or staked to a tree or otherwise tied or staked on Condominium Property.
10. A pet causing a Nuisance shall be removed from the Unit within reasonable time upon the request of the Board of Directors.
11. The Board of Directors shall have the sole opinion of a Nuisance.

12. A Nuisance is, but not limited to: running at large, threatening behavior, excessive barking or noise and failure to immediately clean up solid waste.
13. No Unit Owner, Tenant, Guest, invitee, or licensee shall feed wildlife within the Condominium Property.
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.
15. The Association will comply with all federal, state, and local laws regarding Service Animals and Emotional Support Animals (ESA). (See information below).

Service and Emotional Support Animals

BCVA will allow all pets as outlined in the above Rules and Regulations to reside with their owner once all required documentation has been received and approved by the Board. Should an Owner, Prospective Owner, Lessee or Prospective Lessee have a Service or Emotional Support animal as defined by Florida law and is outside of the size parameters noted in the Rules and Regulations, BCVA reserves the right to ask for supporting documentation as allowed by law. Such information should be provided prior to occupancy of the Unit. (Reference: Florida Statutes 760.27 (ESA) and 413.08 (Service Animals)).