

# **Pet Policy**

## **Island Tower Condominiums**

As outlined in the Association Declarations, Section (7.18-#9), no animals of any kind shall be kept in any unit or any portion of the Condominium property except by written consent of the Board of Directors and shall to be subjected to the following Rules & Regulations:

### **Screening/Registration**

Pets are permitted **ONLY** by unit owners. Renters and guests are not permitted to bring any pets on the condominium property. Each pet owner is required to complete a Pet Registration Form before occupying the unit with a pet. A current photograph must be attached to the application. The managing agent or designated person will issue an owner tag as well as present a copy of the pet policy to the owner for review and signature.

Each registered pet will be provided an Island Tower owner tag/leash which must be worn and visible when on Island Tower property.

There will be cost of \$20 for each pet registration; replacement tags/leashes cost likewise.

### **Permissible Pets**

Cats are *not allowed* due to the federal regulations protecting the beach mouse, an endangered species as declared by federal statutes.

Dogs are the only acceptable pets. Aggressive breeds are discouraged. The Board of Directors reserve the right to demand removal of any aggressive pet immediately.

\*Number Allowed: 2

\*Present owners will be grandfathered only once; thereafter, they must conform to only 2 pets.

**ONLY dogs owned by owners are permitted; other small animals are NOT permitted including, but not limited to rabbits, birds, lizards, snakes, fish, or any other small caged animals.**

Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units by providing the appropriate certification paperwork. Furthermore, nothing herein shall hinder full access to the units and the common areas by individuals with disabilities.

Pets shall not be kept, bred, or used for any commercial purpose. All dogs should be spayed or neutered.

Pet must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.

According to local regulations, no pets are allowed on the beach.

Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings.

Failure to remove pet waste from area immediately may result in a \$50 fine for each occurrence as documented by residents, security or managing personnel. After the third offense, the board has the right to request the pet be removed from the complex.

Owners are responsible for any damage 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 the pet owner.

No pet shall be allowed to become a nuisance or create any unreasonable disturbance such as, but not limited to: failure of owner to pick up animal waste or use designated area, unruly or aggressive behavior, loud and/or continuous noise, not leashed or under physical control of owner, relieve themselves on walls or floors of common areas or are conspicuously unclean or parasite infested.

Owners shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s). The Declarations of the Island Tower Condominiums supersedes any and all part of this policy.

### **Enforcement**

Any resident, security or managing agent personnel observing and documenting an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved immediately, it must be put in writing, signed, and presented to the (board of directors, managing agent). If the board is in agreement with such complaint, the owner will receive written notice of the violation.

If upon the third 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.

If so determined, the owner will have 24 hours to remove the pet from the premises. **Failure to remove the offending pet from premises within the designated timeframe will result in a \$100 fine.** The board of directors, managing agent may demand the offending pet be permanently prohibited from the condominium property. The board of directors, managing agent has the authority to assess and collect fines, collect late fees, and file liens on the stated property owner for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

ADOPTED BY THE BOARD OF DIRECTORS  
8/28/2018