I. General Pet Policy and Registration

1. **Pet Limit:** No more than **two (2)** domestic household pets (dogs or cats only) are permitted per unit.
2. **Registration Requirement:** All pets must be registered with the Association/Management before being brought onto the property. Registration is completed by submitting the Animal Registration Form in Park N Spot.
3. **Required Documentation:** The following documents must be submitted at registration:
    - A completed and signed Animal Registration Form.
    - Proof of current vaccinations (e.g., Rabies) from a licensed veterinarian.
    - A signed waiver accepting full responsibility and liability for any damage or injuries caused by the pet.
4. **Short-Term Stay Fees:** For short-term guests (non-owners), a mandatory **Pet Fee** applies and a sleeve will be provided that must be placed on the leash:
    - The fee is **$50.00** for a stay of up to seven (7) days.
    - The fee for each additional day beyond day seven (7) is **$5.00** per day up to a maximum charge of **$150**.

II. Restrictions and Limitations

1. **Weight Limit:** Each domestic pet (dog or cats only) shall have a maximum weight limit of **twenty-five (25) pounds** (25 lbs) at full maturity.
2. **Banned Breeds:** Due to insurance and community safety considerations, the following purebred and mixed-breed dogs (defined as any dog whose primary ancestry includes the following breeds) are **banned** from the property: Akita, American Pit Bull Terrier, American Staffordshire Terrier, Catahoula Leopard, Chow Chow, Doberman Pinscher, German Shepherd, Husky, Malamute, Pit Bull, Presa Canario, Rottweiler, Staffordshire Bull Terrier, and Wolf hybrids.
3. **Prohibited Animals:** All exotic animals, livestock, and any other animals not specifically defined as domestic household pets (dogs or cats only) are prohibited.

III. Common Area Rules and Owner Responsibility

1. **Restraint:** All pets **must** be kept on a handheld leash (no longer than 6 feet) and under the direct physical control of a responsible person whenever they are outside of the owner's unit.
2. **Designated Pet Area:** The sole area designated as "pet friendly" for pet exercise and relief is marked by signage. **Animal urination and defecation are permitted only within this designated area.**
3. **Waste Cleanup:** The owner/guest must **immediately** pick up and properly dispose of all animal waste in a designated trash receptacle. Failure to do so is a direct violation of this policy.

4. **Prohibited Areas:** Pets are **strictly prohibited** in the following areas: Any beach, including the beach-side area of Tower 1 (per local city ordinance); All pool areas, including the pool deck and the water; Tiki areas and commercial spaces.
5. **Liability:** The unit owner, and their guest, are jointly and severally liable for **all** damages (to property or persons) caused by their pet.

IV. Assistance Animal Accommodations (Service Animals and ESAs)

The following rules regarding Assistance Animals are mandatory to comply with Federal and State Fair Housing Laws (FHA) and supersede all pet restrictions (including breed, type, and weight limits).

1. **Service Animals (SA):** An individual with a disability who requires a Service Animal (as defined by the Americans with Disabilities Act) must register the animal. The Association may ask if the animal is required because of a disability and what work or tasks the animal has been trained to perform.
2. **Emotional Support Animals (ESA):** An individual with a disability who requires an Emotional Support Animal must complete the same registration process and submit a written verification. This verification must be dated **prior to the check-in date** and be from a licensed healthcare professional (physician, psychiatrist, social worker, or other mental health professional) who is treating the individual for a disability, stating that: The individual has a disability; The animal is necessary to afford the individual an equal opportunity to use and enjoy a dwelling.
3. **Compliance:** All Assistance Animals must comply with all common area rules, including leash and waste disposal requirements. The Association may require the removal of any Assistance Animal that poses a direct threat to the health or safety of others, or that causes substantial physical damage to the property.

V. Enforcement

1. **Initial Violation:** Any non-compliance with the General Policy or Common Area Rules will result in a **written warning**.
2. **Subsequent Violations:** Each subsequent occurrence of a violation shall be considered a separate violation and may result in a fine of **$100.00** per violation, up to a maximum of **$1,000.00**.
3. **Revocation:** Repeated non-compliance is grounds for the **revocation of authorization** to keep the animal on the property and will require the owner/guest to remove the animal immediately. Failure to comply with an animal removal order may result in legal action and/or eviction proceedings.