

## GRAND PANAMA BEACH RESORT PET POLICY

### Owners

1. Keeping of a pet (domestic dogs or cats) is not a right but a conditional license.
2. Pet Owners desiring to possess a pet on Condominium property are required to apply for a conditional license available from the Grand Panama Beach Resort Condominium Association office.
3. A conditional license is subject to termination at any time by the Association upon finding that a pet is vicious or has in any way become a nuisance or disturbs other owners or guests.
4. In the event of an incident, the Association has the rights to suspend the owner's right to have that pet on the Condominium property; thereby, requiring the owner to immediately remove the pet from the premises.

The conditional license is subject to the following conditions:

- A. No more than two pets shall be allowed per unit.
- B. Pets on the list of dangerous breeds are banned and include, but are not limited to, pure-or mixed breed Akita; American Pit Bull Terrier; American Staffordshire Terrier; Catahoula Leopard; Chow; Doberman Pinscher; German Shepherd; Husky; Malamute; Pit Bull; Presa Canario; Rottweiler; Staffordshire Bull Terrier; Wolf. If any dispute of the breed of an owner arises, it shall be the owner's responsibility to supply the Association proof of the breed by a DNA report at the owner's expense.
- C. Owners must register dogs/cats with the Association prior to bringing the pet on premises. The form will be supplied by the Association.
- D. Pets must be on a leash except when in the unit.
- E. The "pet friendly" area is designated by signage and shall be the area where an owner may "walk" his or her pet. The "pet friendly" area is the only area where animal urination/defection is permitted. Animal waste shall be picked up immediately by the owner and disposed of properly.
- F. Pets are NOT allowed on the beach side area of the Condominium, in any pool or on any pool deck.
- G. The owner of any pet must provide proof of their pet's required vaccinations and update yearly to the Association office.
- K. Tenants/Guests of unit owners are permitted to bring pets on the property under the same terms and conditions as an owner but have a 25 pounds or less weight limit for each pet.
- L. Tenants/Guests must register dogs/cats with the Association prior to bringing the pet on premises using the animal registration form on the guest registration website, supplied by the respective unit owner or the rental agency renting the unit.
- M. An owner is liable for all damages caused by their pet and must sign a waiver accepting responsibility for any injuries or damages.
- N. If a person is found to be non-compliant with this pet policy, it is grounds for the revocation of the authorization to keep the animal on the property and the person will be asked to remove their animal from the property. If additional violations occur, that person may be fined \$100.00 a day per violation up to a maximum of \$1000. Each occurrence shall be a separate violation. If the person to be fined is a tenant/guest of a unit owner, the fine may be levied against the applicable unit owner and also the tenant/guest.
- O. Service animals must meet the requirements of a legally recognized disability under the Americans with Disability Act.
- P. Emotional support animals owners must provide a letter from his/her physician, psychiatrist, social worker, or another mental health professional who is the registered health care provider stating that the person has a disability and that the animal alleviates one or more of the identified symptoms or effects of the person's disability submitted with the registration form.
- Q. Any service animal or emotional support animal must be in compliance with the resort's animal registration requirements.

### Animal Registration Form

To bring your animal(s) onto Grand Panama Beach Resort property, you must complete, submit, and obtain approval through this form. If you do not satisfactorily respond to the inquiries on the form, you will not be permitted to bring any animal onto the condominium property. This includes service or emotional support animals, as the Grand Panama Beach Resort Owners Association, Inc. requires official notice regarding the legal status of all service or emotional support animals on the property.

Animal Owner Name: \_\_\_\_\_ Unit Number: \_\_\_\_\_

Home Address: \_\_\_\_\_

Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

**\* Proof of Current Vaccinations provided. Vaccination document year \_\_\_\_\_**

1. Is the animal a service animal needed because of a legally recognized disability under the Americans with Disabilities Act?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

If yes, state the tasks the animal has been trained to perform to assist with the legally recognized disability.

\_\_\_\_\_

**\* Any person who knowingly and willfully misrepresents himself or herself as using a service animal and being qualified to use a service animal commits a misdemeanor of the second degree pursuant to Section 413.08(9), Florida Statutes. The Association will seek to prosecute any individual or individuals attempting such a misrepresentation.**

2. Is the animal an emotional support animal needed to alleviate a previously identified condition?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

If yes, and if you desire a waiver of any of the pet policy rules, you must request an accommodation from the Association. In accordance with the Fair Housing Act, your request for accommodation from the pet policy must be accompanied by a signed and dated document on letterhead or prescription form from a physician, psychiatrist, social worker, or other mental health professional who is your regular health care provider. The documentation from your regular health care provider must define the psychological condition in which the person suffers and state that the emotional support animal alleviates one or more issues associated with that condition. The Association has the right to verify such documentation.

**\* Healthcare Letter dated before arrival at Grand Panama Beach Resort provided. \_\_\_\_\_**

I hereby affirm that the information I provided to the Association is true to the best of my knowledge. I also understand that the giving of false information may be grounds for action against me and for revocation of the limited pet license. I have received a copy of the Grand Panama Beach Resort Pet Policy and I agree to abide by those rules (except for any rule waiver that the Association grants on my behalf). I understand failure to obey any rule is grounds for a fine and that, upon a repeat offense, additional fines may be imposed and the authorization to keep the animal(s) on the condominium property may be revoked. I also understand that I am fully responsible and legally liable for my animal, including any damage to property or injury to persons, and I hereby release and agree to indemnify the Association for any legal liability attributed to my animal's actions.

\_\_\_\_\_  
Signature of animal owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Phone Number