

CAMP FLORIDA POA

PET POLICY 2-2-23

In general, all pets, including but not limited to dogs and cats, and all assistance animals, shall be kept leashed and under the control of the pet owner whenever they are outside their unit, and shall not be allowed to run free or unleashed at any time, or to otherwise interfere with the rights, comfort or convenience of other property owners or renters. Service animals may be unleashed only when being leashed interferes with the ability of the service animal to perform a task for which the animal has been trained to perform on behalf of the disabled person the animal is serving. All pet owners agree to hold the Association harmless for any damages caused by their pet or any incidents between pets or assistance or service animal or any incidents between pets assistance animals and/or service animals. All pet and assistance and service animal owners must understand and be aware that the actions of pets or assistance and service animals cannot always be predicted and accept any risk when in any area of the park.

Pet owners must complete a Pet or animal Application Form before occupying a unit. The (Park Manager, Assistant Park Manager, Board of Directors) will present a copy of the pet policy to the pet owner for review and signature. If the animal is a service dog or emotional support animal, additional paperwork is required. See the (Park Manager, Assistant Park Manager, Board of Directors) for more information.

Pets are restricted to "C" & "F" circles and are not to be walked anywhere else in the park. A maximum of two (2) pets are allowed per lot and are limited to twenty (20) pounds or less.*

Pets and assistance animals and service animals must be vaccinated and kept in accordance with the County Health Department laws and regulations. As stated in the Highlands County Animal Regulations, *"All dogs and cats 4 months of age and over must be vaccinated against rabies by a licensed veterinarian. Both dogs and cats must wear a collar with the valid license tag at all times or be implanted with a RFID microchip."*¹ Proof of vaccinations and licensure are to be updated annually.

All waste/excrements must be immediately collected and properly disposed of by the pet owner. Proper disposal means no waste/excrements shall be left on any property. Failure to do so will result in fines. Pet Waste Stations are provided in Circles "C" & "F" for your convenience.

No pet, assistant animal, or service animal shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:

- a. Unruly behavior which causes personal injury or property damage.
- b. Pets or assistance or service animals who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1 hour or more to prevent the disturbance of any person at any time of day or night.
- c. Pets and assistance or service animals in common areas who are not under the complete physical control of their owner and (except as provided above for service animals) on a hand-held leash of no more than six feet in length or in a pet carrier.
- d. Aggressive or other dangerous or potentially dangerous behavior.
- e. Pets or assistance or service animals who are conspicuously unclean or parasite infested.

Pet owners who use any pool house or bath house washers and dryers to launder pets' bedding, toys, blankets, etc. are responsible for cleaning out those washers and dryers of any remnants left behind (dog hair, etc.).

PENALTIES AND FINES MAY BE IMPOSED FOR VIOLATIONS OF ANY OF THE ABOVE RULES.

A system of fines has been established to ensure compliance with the Association's Rules and Regulations which includes this pet policy. The Board believes that the enforcement procedure will result in greater community awareness of reasonable conduct, which all property owners and renters have the right to expect from each other.

If the violator is not a property owner, the owner will be provided with copies of all correspondence pertaining to the violation and any ensuing penalties. The property owner is ultimately responsible for all fines and the removal of all violations.

A fee of \$100 per month per violation will be assessed subject to any limitations contained in the community's governing documents. Failure to pay these fines may result in other significant penalties including liens placed on the owner's property.

Property owners have the authority to accept or decline pets, including assistance animals and emotional support animals, on their private property.