

**Bermuda Bay Beach Condominium Association, Inc.**  
**Pet Rules and Regulations**

**WHEREAS**, the Board of Directors is empowered to promulgate and enforce rules and regulations, as stated in the Declaration of Condominium; and

**WHEREAS**, the Board of Directors proposed the following Rules and Regulations; sent notice thereof to the Owners; and thereafter held a duly noted and open board meeting on June 9, 2021, during which the Board of Directors discussed and voted on the proposed Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED THAT** the following Rules and Regulations concerning the keeping of Pets in the Bermuda Bay Beach Condominium community be and are hereby adopted by the Board of Directors this 9<sup>th</sup> day of June 2021 to assist in the enforcement of Restrictions cited in the Declaration.

**Section I - General Provisions**

- 1.1. Owners who keep Pets in their units shall comply with these Pet Rules and Regulations, the St. Petersburg City Code, and the Pinellas County Code at all times and any applicable State and Federal laws.
- 1.2. Owners will be required to complete a Pet Registration Form if the Owner has a Pet occupying the Unit as described in Section II.
- 1.3. Pets shall not be kept for breeding or other commercial purposes and are only allowed to be kept on property when the Owner of the Unit is residing in the Unit.
- 1.4. Pets shall be controlled by their Owners so as not to create a nuisance, unreasonable disturbance or noise, or a hazard to adjacent residents. Such uncontrolled pets shall be a violation of these Pet Rules and Regulations. Examples of such nuisance, unreasonable disturbance, or noise or hazard include but are not limited to:
  - a. Pets whose unruly behavior causes personal injury or property damage.
  - b. Pets who exhibit destructive behavior by frequent digging into, breaking or otherwise injuring shrubbery, trees, or lawns or other common or limited common areas.
  - c. Pets who make noise such as frequent barking for continuous periods of ten minutes or more at any time.
  - d. Pets who relieve themselves on walls or floors of common areas or for which the Owner fails to pick up the feces.
  - e. Pets who exhibit aggressive behavior that poses a physical threat to other animals or human beings.

- f. Pets who are conspicuously unclean or parasite infested.
- 1.5. Pets are kept at the sole risk of the Owner. The Association is not the bailee of any Owner's Pets and neither the Association nor its officers, directors, agents, or members shall be liable for any theft of, or injury to, any Pet.
- 1.6. Each Owner shall indemnify and hold the Association harmless from any claims, damages, expenses, or losses arising from or related to any such keeping of a Pet.
- 1.7. Any violation of the rules governing the right to have pets may result in the revocation of the right to keep the pet.

## **Section II - Registration of Pets by Owners, Tenants, and Residents**

- 2.1. All Pets kept in a Unit by Owners shall be registered with the Board, via the Managing Agency in order for the Association to confirm that the Restrictions in the Declaration are being complied with. New pets acquired by an owner must be registered with the office within three business days of their arrival on the property.
- 2.2. One complete, accurate, and truthful Registration Form per Pet shall be submitted to the Managing Agency. A complete, accurate, and truthful Registration Form meets all of the following conditions:
  - a. Utilizes the form attached as Exhibit 1.
  - b. All required sections of the form are completed truthfully.
  - c. If the Pet is a dog, includes written certification of weight by a veterinarian.
  - d. Includes a photograph of the Pet dated no earlier than one (1) month prior to the date that the form is submitted.
  - e. Includes registration documentation from Pinellas County or from the governmental agency responsible for issuing the permit/license registration.
- 2.3. The Managing Agency shall have the authority to require a new written certification of weight by a veterinarian from any Owner at its discretion and an Owner must do so within thirty (30) days of any of the information becoming outdated.
- 2.4. Upon receipt of the completed Registration Form, a registration tag will be supplied to the owner of dogs. In order to identify authorized dogs, the tag must be attached to the dog's collar when outside the owner's unit.

## **Section III - Permitted Animals**

- 3.1. Each dog kept as a Pet shall not weigh in excess of 20 pounds. Any dogs in excess of the 20-pound limit must demonstrate the dog was owned prior to the adoption date of these Rules in order to be grandfathered in under these Rules.

- 3.2. The determination of whether Pets which are not specifically identified herein are permitted or not shall be referred to the Association's Covenants Committee for a recommendation, which recommendation shall be reviewed and either approved or rejected by the Association's Board of Directors.

**Section IV - Common Areas**

- 4.1. Pets in the Common Areas shall be accompanied at all times by a responsible human companion who is old enough and strong enough to control the Pet.
- 4.2. Dogs transiting the Common Areas shall be leashed as required by Pinellas County Code.
- 4.3. Persons who walk Pets are responsible for immediately cleaning up after their Pets and discarding securely bagged pet droppings. Pet waste stations are located throughout the Community for this purpose. Securely bagged Pet droppings may also be discarded in the dumpster(s) or other solid waste collection containers. Failure to clean up after a Pet and discard of the waste as described herein is a violation of Pinellas County Code.
- 4.4. Pets shall not be permitted to damage any of the Common Areas/Elements or Limited Common Elements.

**Section V - Units**

- 5.1. Owners shall keep their patios and balconies free of Pet waste. Presence of such Pet waste on patios and balconies shall be deemed to be a nuisance.
- 5.2. Odors created by Pets kept in a Unit by Owners shall be controlled such that no such odor negatively impacts the quality of life of other Owners, Residents, and Tenants. Failure to control odors as specified herein shall be deemed to be a nuisance.
- 5.3. Pets will not be left unattended outside the Unit or on the patio or balcony.

**Section VI – Assistance Animals**

- 6.1 The Association has separate forms for Assistance Animals.
- 6.2 The Owner of the Assistance Animal shall be required to complete the Pet Registration Form and provide all documentation and a photograph as required.

**BERMUDA BAY BEACH CONDOMINIUM ASSOCIATION, INC.**

Dated: July 20, 2021  
By: Christina E. Staus  
President

Dated: 7/20/2021  
By: Angela V. Lewis  
Secretary