

## AVALON CONDOS

### PET POLICY AND PET REGISTRATION

1. The term "pets" shall be limited to dogs, cats, guinea pigs, hamsters, birds, and tropical fish. All other animals are expressly forbidden, unless otherwise allowed in writing in advance by the Association. The total of all pets belonging to a unit owner/resident shall not exceed two (2), tropical fish excluded. In addition, breed restrictions shall apply to attack dogs.
2. Notwithstanding the foregoing no Pit Bull, German shepherd, Rottweiler Doberman Pincher, Chow Chow, Akita, American Staffordshire Terriers, Pit Bulls-American Bully, Dalmatians, or any other breed, whether pure bred or the predominate breed of a mixed breed dog, generally regarded by the insurance industry as presenting a coverage risk for liability insurance and no venomous snakes or potbelly pigs shall be allowed on any portion of the Condominium Property, including any Units.
3. Pets may be kept in a unit. No pets shall be allowed to become a nuisance or a source of annoyance anywhere within the community, nor to deposit its bodily waste on or in any public portion of the Condominium Property.
4. Pet owners shall not allow their pets to urinate or defecate in undesignated areas due to damage to the landscape and general health concerns. Pet owners must pick up, clean up and properly dispose of all solid bodily waste from their pets. Pet stations are provided for this purpose throughout the property.
5. Pets shall not be allowed on the balcony of a unit unless the unit owner/resident is present. Dogs must always be on leashes and accompanied by their owner when outside the unit, no exceptions. Pet owners shall take proper care of their pets and may not leave pets unattended on balconies, patios, or stairways.
6. Pet walks are the outer perimeters of the property adjacent to the parking lots. (Never on building entrances or volleyball court areas).
7. Owners/Residents are also subject to all the rules and regulations stipulated in the Orange County Code of Ordinances, Article II, Chapter 5 Animals.
8. Disregard of any of the rules and regulations of the association or the Orange County Animal Ordinances could result in fines/or legal proceedings.
9. All pets must be registered with the Management Office (**by submitting the following 3 documents: a photo of pet, patient chart, and the rabies vaccine certificate. Pet Owners must also fill out the Association's Pet Registration.**)
10. **For Emotional Support Animals/Service Dogs: Proof of license, registration, veterinarian records, and letters stated in the Pet Policy and Pet Registration must also be submitted.**
11. Each dog **MAY NOT exceed 50lbs** at full maturity
12. Pets may NOT be left unattended
13. Pets must always be on a leash when outside
14. Pets must be cleaned up after (per City Code 6.01/Ordinance 95-32)
15. More than 2 pets per unit are prohibited
16. Exotic animals are NOT permitted
17. **Nuisance Policy**  
If the determination by the Board of Directors that a pet is a nuisance, consent to harbor the animal may be revoked at any time. This decision is considered binding and conclusive.

#### **Help Stop Animal Abuse**

Each year, Orange County Animal Services investigates nearly 3,500 reports of animal cruelty, neglect, and abandonment in our community. Animal violence has been linked to human violence. In fact, studies have shown that animal abusers are five times more likely to commit violent acts against people. To combat this problem, Orange County launched the "Cruelty Hurts" campaign, which is aimed at educating Orange County citizens about animal cruelty and its link to human violence.

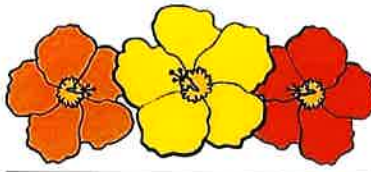
Help us prevent animal abuse. Simply dial 3-1-1 to report abuse. To make a completely anonymous report and be eligible for a cash reward of up to \$1,000, please call the crime line at 800-423-TIPS or visit [www.crimeline.org](http://www.crimeline.org).

**I acknowledge receipt of this document:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_



**AVALON CONDOS**

**PET REGISTRATION**

The following pet(s) will occupy the unit:

**Is the pet an Emotional Support Animal or Service Animal (circle one) YES or NO (If yes, you must fill out pages 1, 2, 4.)**

**Type (Dog or Cat):** \_\_\_\_\_ **Breed:** \_\_\_\_\_ **Weight:** \_\_\_\_\_

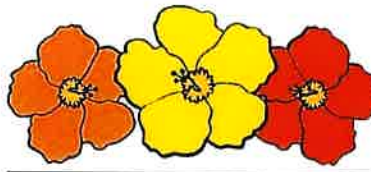
**Color:** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Age:** \_\_\_\_\_

**Type (Dog or Cat):** \_\_\_\_\_ **Breed:** \_\_\_\_\_ **Weight:** \_\_\_\_\_

**Color:** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Age:** \_\_\_\_\_

**IF NO PETS:** \_\_\_\_\_ (initials) \_\_\_\_\_ (date) *by initialing this section, you attest you do not have any pets and in the event you decide to house a pet, or an Emotional Support / Service Animal, you acknowledge to register the pet and fill out the proper documentation according to this document with the HOA office PRIOR to house a pet in order to avoid any violations or fines and to ensure the type and breed is acceptable per Avalon's Pet Policy.*

**I acknowledge receipt of this document:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## **AVALON CONDOS**

### **EMOTIONAL SUPPORT/ SERVICE ANIMAL APPLICATION PACKET**

All prospective and current tenants, that request the Board of Directors of The Avalon of Orange County Condominium Association, Inc. (hereinafter referred to as the Board) allow a waiver of the Association's animal restrictions rules and approve the emotional support animal/service animal should complete this application packet and return it to Management. The following items must be provided to the Board of Directors of The Avalon of Orange County Condominium Association, Inc. for review:

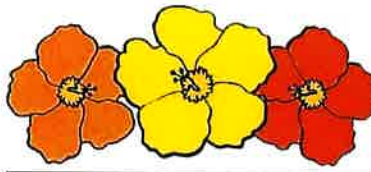
1. Formal letter from prospective/current resident asking the Board of Directors to make reasonable accommodations and allow the Emotional Support Animal/ Service Animal
2. Written Statement from your medical provider stating that you are either physically or mentally impaired/disabled. Such statement must:
  - a. Identify which of your major life functions are substantially impaired by the disability/handicap
  - b. How having an emotional support animal/service animal ameliorates the effects of such disability/ Impairment
  - c. Statement as to the medical providers qualifications with the regard in making such a statement
  - d. Up-to-Date Veterinary Records which include the animal breed, age, weight, and vaccination records.

***Please be advised by providing the above information to the Association, it does not guarantee automatic approval of the emotional support animal/ service animal.*** The Board of Directors will thoroughly review all information provided to the Association and make a formal final decision. Once a decision has been made, Management, on behalf of the Directors, will send formal written notice to the requesting party regarding the status of the Emotional Support Animal/Service Animal Application. **Please allow 30 days for review of the entire packet by the Board of Directors.**

Should the Board grant permission for the emotional support animal/ service animal to reside on property, the resident must provide the following to the Association:

1. Photo of the ESA/Support Animal in Jpeg format and less than 31MB in size.
2. Complete the Emotional Support/Service Animal Registration Form.
3. Sign off on the Emotional Support/Service Animal Agreement form.

Please contact Management with any additional questions or concerns you may have regarding the above. Management is available Monday through Friday between the hours of 9:00am and 5:00pm and may be reached by calling 407.737.4122 you may also email the Community Association Manager, [jerry.bateman@fsresidential.com](mailto:jerry.bateman@fsresidential.com)



## AVALON CONDOS

### EMOTIONAL SUPPORT/SERVICE ANIMAL AGREEMENT

#### INITIAL EACH LINE

I, \_\_\_\_\_, understand the Association is allowing me to keep my emotional support/service animal on the property. I fully understand that I must abide by the following Rules and Regulations:

- \_\_\_\_\_ 1. No ESA/Service animal shall be allowed to commit a nuisance on any portion of the condominium property.
- \_\_\_\_\_ 2. ESA/Service animals shall not be allowed on the balcony/patio of a unit unless the resident is present.
- \_\_\_\_\_ 3. All ESA/Service animals shall be kept leashed and under control of their owner whenever they are outside the unit and shall not be allowed to run free or unleashed at any time on any portion of the Condominium property.
- \_\_\_\_\_ 4. The owner of the animal is responsible for carrying with them disposal bags and towels when walking dogs on property.
- \_\_\_\_\_ 5. The owner must clean up after the ESA/Service animal immediately-particularly feces in all areas or urine on paved walkways, driveways, hallways, and breezeways (cement common areas).
- \_\_\_\_\_ 6. All ESA/Service animals must have up-to-date Veterinary Records which includes the animal breed, age, weight, and vaccinations and be registered with the office.

X \_\_\_\_\_  
(Print name)

X \_\_\_\_\_  
(Signature)

X \_\_\_\_\_  
(Date)