

Ocean 21-22 Condominium

Pet Rules and Regulations

IV. RULES REGARDING PETS:

- A. Guests or others may not bring their pets onto the property for any overnight stay. A unit owner must be present for a pet visit during the day. If an unapproved pet is found to be on the property, the owner or guest must board the pet or leave the property immediately.
- B. Domestic pets are allowed on the premises provided they do not disturb or annoy other occupants. Any inconvenience, damage or other unpleasantness caused by a domestic pet is the responsibility of the resident and if the resident is a renter, then the owner of the unit in which the pet resides has ultimate responsibility. In the event the Association or any unit owners or residents incur costs or other monetary damages as the result of the actions of pets owned by other unit owners or residents, then the owners or residents who own the offending pets will be responsible for reimbursing the Association or other unit owners or residents for their costs or damages, accordingly. Owners are limited to two domestic pets (defined below) on the Condominium Property provided they do not disturb or annoy other occupants. Domestic pets shall mean: two domesticated dogs no more the 100 lbs. each when fully grown, two non-exotic domesticated cats. No other pets shall be permitted on the premises except one bird per unit and fish in tanks no larger than 100 gallons.
- C. Residents may have up to two dogs, two cats, or a dog and a cat. Pit bulls, Rottweilers, Dobermans, and Wolf Hybrids are not permitted on the premises. Wild animals, reptiles, amphibians or other non-domestic or exotic pets also are not permitted on the premises.
- D. Owners and residents must at all times while on the premises observe and obey pet ordinances of the City of Jacksonville Beach with regard to their pets.
- E. Dogs and cats must always be on a leash and fully restrained and under control of the handler while outside their resident units.
- F. Movement of pets by the elevator must be done without inconvenience to owners. Pets may travel in the elevator only when the car is free and other owners or guests are not awaiting its use.
- G. Pets are to be kept away from planting areas and off the lawns. Owners shall immediately clean up after the pets.
- H. Cat litter is to be double-bagged in plastic, and securely fastened and placed in the dumpster rather than disposing via the garbage chute(s).
- I. Pets are not permitted in the clubhouse, pool, or pool area at any time.
- J. In the event of violations or non-compliance with the Associations rules, the Board of Directors may act to correct the violation or non-compliance as is reasonably called for under the circumstances. The Board of Directors may instruct the Association Manager to issue warnings, levy fines, or in extreme cases, take appropriate steps to have the dangerous and/or habitually nuisance pets removed from the premises. In the event the Board of Directors levies fines, they will be administered and collected in accordance with Section (F.S.) 718.302 of the Florida Condominium Law. In extreme cases involving serious and/or habitual violations, the Board will instruct the Association Manager to contact the City of Jacksonville Beach Animal Control or Police, as appropriate under the circumstances, to effect the removal.