



## PET OWNERS INFORMATION BULLETIN



**Please have consideration for others and help stop pet soiling!**

**Please clean up after your dog. Train your dog & educate the handler.**

- Pet owners are irresponsible when they let their pets urinate in the common areas. Residents whose pets are caught urinating or leaving droppings in common areas can be fined.
- When the dog is in the common area, it must wear the county license tag and be controlled on a leash.
- One (1) dog per unit with restrictions on weight and certain breeds. All pets must be licensed and registered.
- Pets may be permanently removed from the condominium property if it is determined to be dangerous or the pet's owner continues to disobey the pet restrictions and rules.
- Guest's pets are not permitted in Pier Colony.
- Please familiarize yourself with the Rules and Regulation regarding pets at Pier Colony. **(Section D: Rules Concerning Pets)**

## Section D: Rules Concerning Pets

- D-1) Definition of a Pet is any domesticated bird, cat, and dog or aquatic animal within an aquarium.
- D-2) Pet Registration: All pets must be registered with the Association. Failure to register a pet may result in a fine. **Only the unit owner may obtain approval to keep a pet within their unit.** Non-owners must obtain approval from the unit owner. The owner is responsible for tenant's compliance with the rules. Pet registration forms are available at the Association office. A copy of the Orange County license for a dog or cat is required.
- D-3) Licensed & Leashed: Pets must be licensed with Orange County. When the dog or cat is in the common area, it must wear the county license tag and be controlled on a leash.
- D-4) Number & Size Limited: No more than ONE approved, registered cat or dog per unit; no exceptions. The weight limit on any pet is 30 pounds (unless the pet is an ADA assistance animal).
- D-5) No Commercial Operations: A pet shall not be kept, bred or used for any commercial purpose.
- D-6) Prohibited Breeds: The following dog breeds, due to their aggressive nature, are not permitted in the Association: Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Wolf-Dog hybrid, Chow-Chow, Doberman-Pinscher, Great Dane and St. Bernard.
- D-7) Common Area Restrictions: A pet shall be confined to the unit registering the pet, must not be allowed to roam free in any common area (including hallways) and may not be tied or left unattended in any common area. Pets in transit shall be carried, restrained by a leash or placed in an animal carrier. A pet shall not be walked or exercised in the common areas (including building hallways) of the complex. When a pet is taken to and from the unit, (I) shall be on a leash that may not exceed six feet in length and (II) any waste droppings left must be picked up by the pet owner and deposited in an appropriate waste container.
- D-8) Balconies: A pet shall never be left alone on any patio or balcony.
- D-9) Damage to Common Areas: The owner of the unit registering the pet shall be responsible for any damage to the common area elements caused by the pet. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy such damage shall also be the full financial responsibility of owner of the unit registering the pet. Pet owners shall have sole liability for all damages claimed by any person harmed by such pet and shall indemnify, hold harmless and defend the Association from any and all liability whatsoever resulting from such claims and damages including, without limitation, damage awards as well as costs and reasonable attorney fees incurred by the Association.
- D-10) No Nuisance Allowed. No pet shall be permitted to become a nuisance or create any unreasonable disturbance. If a pet, in accordance with the Association's complaint and hearing procedures, has been determined to constitute a "nuisance" or cumulative assessed fines for violation of these Rules exceed \$500, the pet shall be permanently removed from the development within 14 days of notice of the Board's decision.
- D-11) Pet Restrictions. Pets are never permitted in the pool areas, recreation centers, Association office or exercise rooms.
- D-12) Visiting Pets Prohibited. Guests may not bring pets when they visit residents in the Association.
- D-13) Aggressive Animals. No person may allow an animal, when unprovoked, to bite, attack, endanger, or inflict injury on another person or animal, chase or approach an individual in a menacing fashion or apparent attitude of attack. If a dog previously determined by the board to be aggressive attacks or bites a human being or a domestic animal without provocation, the owner shall be subject to significant fines and may be required to (I) sterilize the dog, (II) provide the Association with proof of a current health certificate for the dog issued by a veterinarian, (III) keep the dog muzzled at all times in the common areas and restrained by a substantial 6-foot or shorter chain or leash under control of a competent person, (IV) permanent removal from the property. Any person who owns, harbors, or otherwise provides custody for a dangerous dog shall be responsible for any damage or injury caused by that dog, including, but not limited to, veterinary or medical bills or property damage.