



Dear CPST Pet Owner:

Congratulations on being a resident at CityPlace South Tower – a pet-friendly community.

While we recognize the companionship and pleasure that pets provide for some of our residents and strive to ensure a supportive environment for pet owners, we also recognize the need to provide a clean, healthy, safe and pleasant environment for all residents – those with pets as well as those without.

As a pet owner, you are ultimately responsible for the behavior of your pet and any damage caused by your pet. Please familiarize yourself with – and follow – all pet regulations, including the regulation that requires you to clean up any accidents caused by your pet. Failure to follow these regulations will lead to the imposition of a \$100 fine per incident on the pet owner.

It is important to note that if you employ a dog walker or pet sitter to attend to your pet in your absence, that individual must be informed about and adhere to these regulations as you are ultimately responsible for any fines they might incur. It is recommended that you leave a copy of CPST Pet regulations as well as a map showing pet-friendly areas around the building for your dog walker/sitter (attached).

Unfortunately, we have been experiencing increasing incidents of owners leaving pet waste in our hallways, elevators, and landscaped areas around the building. This is unacceptable. Therefore, we ask for your cooperation in abiding by all pet regulations. It will be a happier and safer environment for our two- and four-legged residents alike.

While we're all aware that an occasional accident may occur, all pet owners (as well as residents) are asked to report the incident immediately to staff at the front desk so that the area can be properly cleaned and disinfected.

If your pet is having frequent accidents, we ask that you take steps to find the cause of the behavior and take steps to remedy the situation. Steps might include:

- Checking to see if your pet has a medical condition that can be treated. (If not, then perhaps doggie diapers or taking your pet through the building in a wagon might be a solution.)
- Enrolling your pet in a training (or re-training) class.
- Being more attune and responsive to your pet's call to nature.
- Hiring a pet-sitter/pet-walker (there are several who live or work in the building – check at the front desk) to attend to your pet in the event your work commitments prevent you from getting home in time to relieve your pet.
- Bringing a doggie bag and a small supply of paper towels with you as you escort your pet through the building to get to his/her favorite outdoor spot – just in case.

We want you to enjoy living at CPST with your pet and encourage you to contact the Management Office if you have any questions or concerns regarding pet ownership at CPST!

Thank you,

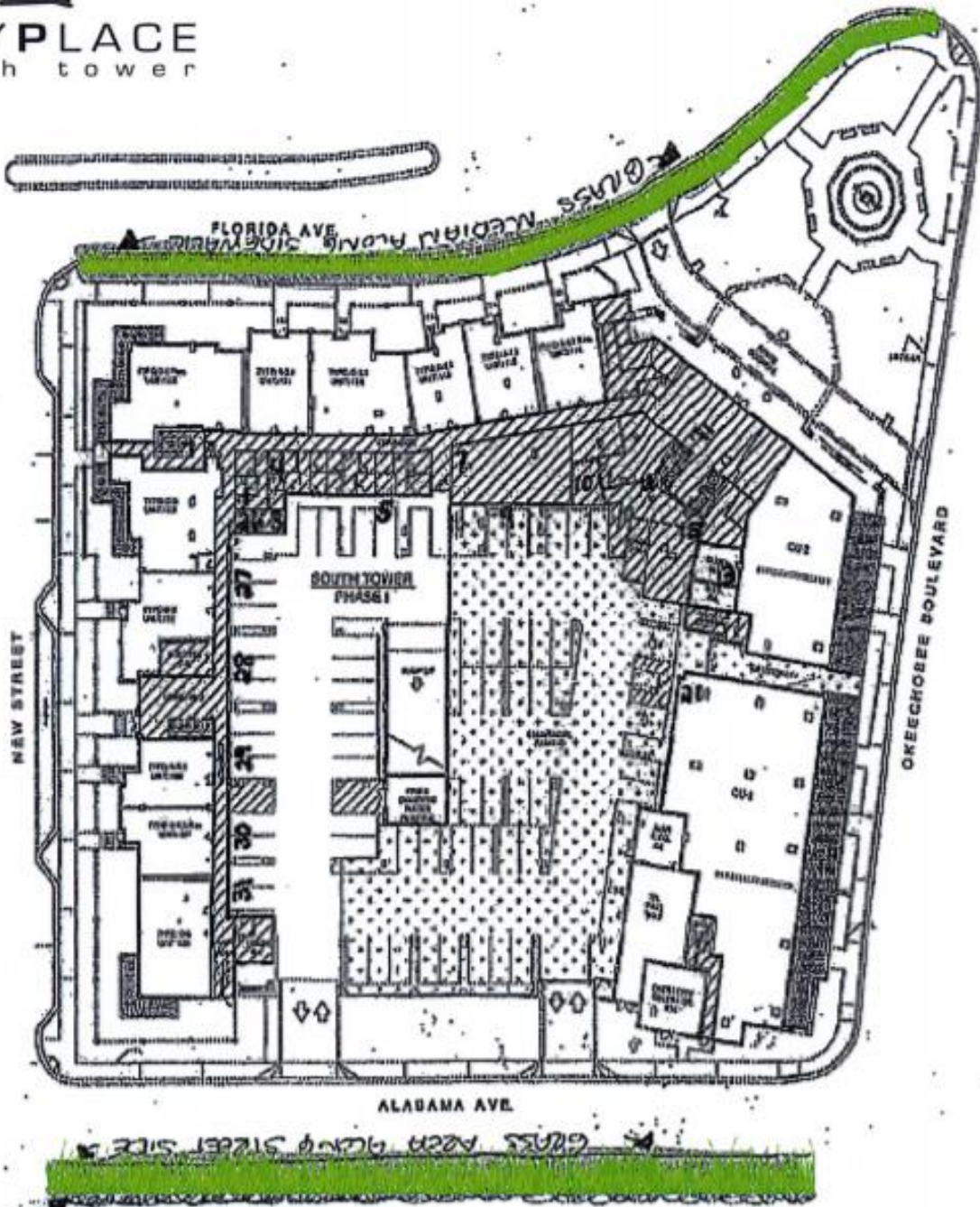
Tiffany Foster



CITYPLACE
south tower

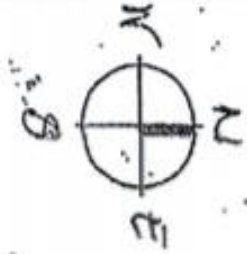


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south tower



LEGEND:

- CONDOMINIUM UNIT BOUNDARY LINE
- - - - COMMON ELEMENT BOUNDARY LINE
- COMMON ELEMENT BOUNDARY LINE
- CU LINED COMMON ELEMENT





SCHEDULE "A"
TO
BY- LAWS

REVISED RULES AND REGULATIONS
FOR CITYPLACE SOUTH TOWER CONDOMINIUM AS OF NOVEMBER 2017

Each of the rules and regulations shall be in accordance with all applicable county and state codes, ordinances and regulations.

SUPPLEMENTAL RULES & REGULATIONS

• **PETS:**

- a. Only unit owners or, registered residents, whose lease permits pets, will be allowed to have up to two (2) pets on premises. Unit owners and/or registered residents are limited to two (2) dogs, whose combined weight may not exceed ninety (90) pounds. The following breeds are not approved by the Board and not allowed on the Condominium property under any circumstances: Pitbull (or any variation or combination of the Pitbull breed), Doberman Pinscher, Rottweiler and Akita.
- b. Each unit owner or registered resident must immediately clean up after his/her pets and fix any damage caused by his/her pets. Pet owners are responsible for all costs associated with the clean up or repair to the common areas for damage caused by the dog. Dog waste is to be disposed of in the doggie stations located along the south and east sides of the building. Under no circumstances shall dog waste be disposed of in the residential trash chutes.
- c. Unit owners and registered residents are required to keep their pets on leashes, or within containers, and to insure their pets refrain from disorderly conduct. Pets are not allowed on the pool deck and must be leashed or in a carrier when in the common areas of the building. The Association reserves the right to remove any pets which are disorderly or not on leashes or not within containers through appropriate animal authorities without notice to the owner of the pet. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the applicable owner and/or to require any pet to be permanently removed from the Condominium property.
- d. Within 30 days of moving into a residence with a pet, unit owners or registered residents must provide the Association with a photo of their pet, its vaccination records and proof of County licensing. Proof of breed may be requested by Management at any time during the pet's residency on the property. The Board reserves the right to decline, or demand removal of any pet for which the above procedures are not followed or which it perceives as a potential threat to the common safety of the general Community.
- e. Residents that do not pick up the dog waste for their pets will be fined a minimum of \$100.00 per violation, up to the maximum allowed by law. This includes, but is not limited to, pet waste left on the front entrance lawns and on the south, west and east sides of the Condominium Property.



PET REGISTRATION FORM

(Complete one form per pet)

Unit Owner or Resident Name: _____ Unit #: _____

Type of Pet: DOG CAT (See below for Restrictions)

Is the Pet a Service/Emotional Support Animal YES NO **(If YES - Must provide documentation)**

Pet's Name: _____ Pet's Age: _____ Pet's Weight: _____ LBS

Breed (be specific): _____ Description/Color: _____

Pet's License/Tag Number: _____ **(MUST PROVIDE DOCUMENTATION)**

PLEASE ATTACH PHOTO OF PET

RULES REGARDING PETS

To protect the property of CityPlace South Tower and, to promote the health, safety and, welfare of its residents, the Board of Directors deems it reasonable to reserve the right to decide what animals are considered dangerous and not permitted in the units. Only unit owners or, registered residents, whose lease permits pets, will be allowed to have up to two (2) pets on premises and, are limited to two (2) dogs, whose combined weight may not exceed ninety (90) pounds. **The following breeds are not approved by the Board and not allowed on the Condominium property under any circumstances: Pitbull (or any variation or combination of the Pitbull breed), Doberman Pinscher, Rottweiler and Akita.**

- Registered residents are required to keep their pets on leashes or, within containers when in the common areas of the building and, to insure their pets refrain from disorderly conduct. Pets are not allowed on the pool deck. The Association reserves the right to remove any pets which are disorderly or, not on leashes or, not within containers, through appropriate animal authorities, without notice to the owner of the pet. A violation of the provisions of his paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the applicable owner and/or to require any pet to be permanently removed from the Condominium property.
- Within 30 days of moving into a residence with a pet, unit owners or registered **residents must provide the Association with a photo of their pet, its vaccination records and proof of County licensing.** Proof of breed may be requested by Management at any time during the pet's residency on the property. The Board reserves the right to decline, or demand removal of any pet for which the above procedures are not followed or which it perceives as a potential threat to the common safety of the general Community.
- Tropical birds and fish may be maintained in a Unit as domestic pets only, in reasonable numbers, with prior written consent of the Board of Directors.
- No snakes, lizards or, exotic animals are allowed.

I am aware of *CityPlace South Tower Condominium Association's* Rules, Regulations and Restrictions regarding pets on the property and, agree to abide by them.

Resident Signature: _____ Date: _____

PLEASE RETURN THIS FORM WITH PHOTO AND PET DOCUMENTATION TO THE MANAGEMENT OFFICE