

Bayou Place Homeowners Association

PET POLICY

The Bayou Place Homeowners Association permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training and supervising their pets. Pets of any size, age and breed can be the subject of complaints. Bayou Place encourages responsible pet-owning residents to set good examples, as well as share advice in a non-confrontational manner with pet owners who don't exercise responsibility.

For those homeowners who chose to keep a pet, the following policy shall apply.

Restrictions

1. A pet shall be defined as cats, dogs, birds, fish, and other animals widely recognized as household pets. In accordance with the Bayou Place CC&Rs, **no more than three (3) pets are allowed per residence**. "Foster" pets are counted against the number of pets allowed per residence, not in addition to.
2. Pets shall not be kept, bred or used for any commercial purposes.
3. **ALL pets shall be confined to the residence of the Owner/Tenant and shall not be permitted to run at large**. Pets may be kept inside fenced back yards provided they are within the visual range of the owner or a responsible party, or that the owner or responsible party is outside with the pet to assure that the pet does not become a nuisance. Pets are not to be left out overnight or when no one is home. Pets must always be under the direct control of a person competent to control such pet while they are walked or exercised in the common areas.
4. No pets will be curbed in any landscaped area or on the roadway. The individual exercising such pets shall immediately pick up and remove any solid animal waste deposited by the pet and place it in their own trash receptacle or the pet waste receptacle provided in the park.
5. Pet owners shall be responsible for any damage to common areas caused by their pets. 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 each pet owner.
6. No pets shall be permitted to become a nuisance or create any unreasonable disturbance as determined by Escambia County Animal Control or the Bayou Place Homeowners Association Board of Directors. As outlined in the Code of Ordinances of Escambia County, Florida, Section 10-11(e), any pets which shall do any of the following are declared to be a nuisance:

- a. Molests passersby or passing vehicles.
- b. Attacks or threatens to attack persons or other animals.
- c. Is repeatedly at large.
- d. Damages private or public property.
- e. Repetitively barks, whines, howls, or otherwise produces any noise in an excessive, continuous or untimely fashion, except that caused by intentional human provocation.
- f. Causes or emits an offensive odor which can be detected off the property of its owner.
- g. Is kept in a manner which causes a breeding place for flies, fleas, lice, or other vermin or disease.
- h. Unreasonably interferes with a person's use and enjoyment of his property.

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 Bayou Place within 14 days of notice of the board's decision.

7. Feeding, caring for, or otherwise aiding stray animals is strictly prohibited. Injured or stray animals shall be reported to Escambia County Animal Control at (850) 595-0097.
8. Pet owners shall indemnify the Board of Directors and Homeowners Association and hold it harmless against loss or liability of any kind arising from their pet(s).
9. All owners/renters shall register all animals with the Homeowners Association within 30 days of the Association's adoption of these rules. New pets must be registered within 30 days of acquisition. Registration shall be made in writing by completing and signing a Pet Registration form and submitting it to the Board of Directors with supporting vaccine & licensing documentation. Residents shall also notify the Board of pets no longer residing within Bayou Place. **Failure to register a pet may result in a continuing daily fine.**

Vaccination/Licensing

1. All pets must be vaccinated, licensed and tagged with the County per Code of Ordinances of Escambia County, Florida, Sec 10-8 (a). When the dog or cat is in public or any common area, it must wear the county license tag on its collar or harness.
2. A pet that is not wearing a tag shall be considered unvaccinated and unlicensed until proven otherwise.

Complaints/Violations/Enforcement

1. It is the responsibility of all residents/tenants to ensure that the Association policies are maintained. Any owner, resident or managing agent personnel observing an infraction of any of these rules shall attempt to bring the infraction to the attention of the pet owner in an effort to secure voluntary compliance.
2. Residents may also notify our property manager in writing to inform them of any violations or nuisance behavior that they witness. <https://lcmfl.com/report-violation>
3. If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the Board of Directors. If the Board is in agreement with such complaint, the pet owner will receive written notice of the violation and be given the opportunity to appear before a Fining Committee to present their situation and possible extenuating circumstances.
4. There is a \$100 fine per occurrence for pet violations unless noted otherwise above. The Board may order the permanent removal of any pet where cumulative fines related to the pet exceed \$500, indicating continued violation of this policy.

THE ASSOCIATION WILL PROMULGATE RULES AND REGULATIONS FROM TIME TO TIME DESIGNATING OTHER RULES AS NECESSARY TO REGULATE PETS.