

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. Pets shall not be kept, bred or used for any commercial purposes.
2. 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 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.
3. 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 trash receptacle or the one provided in the park.
4. 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.
5. 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 to 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 for a period of five (5) minutes or more, 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.

- 6. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to Escambia County Animal Control at (850) 595-0097.
- 7. Pet owner 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).
- 8. A pet shall be defined as cats, dogs, birds, fish, and animals widely recognized as household pets. In accordance with the Bayou Place CC&Rs, no more than three (3) pets are allowed per residence.
- 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. Residents shall also notify the Board of pets no longer residing in Bayou Place. Failure to register a pet may result in a continuing daily fine.
- 10. Trained and certified service seeing-eye dogs will be permitted for those persons holding certificates of necessity. Other service animals will be permitted if such animals serve as physical aides to handicapped persons and such animals have been trained or provided by an agency or service qualified to provide such animals. The guide or assistance animal will be kept in direct custody of the assisted person or the qualified person training the animal at all times when on the property, and the animal shall wear and be controlled by a harness or orange-colored leash and collar.

Vaccination/Licensing

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 the common area, it must wear the county license tag on its collar or harness.

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 discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.
2. Residents may notify Realty Masters in writing to inform them of any violations or nuisance behavior that they witness.
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.
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.