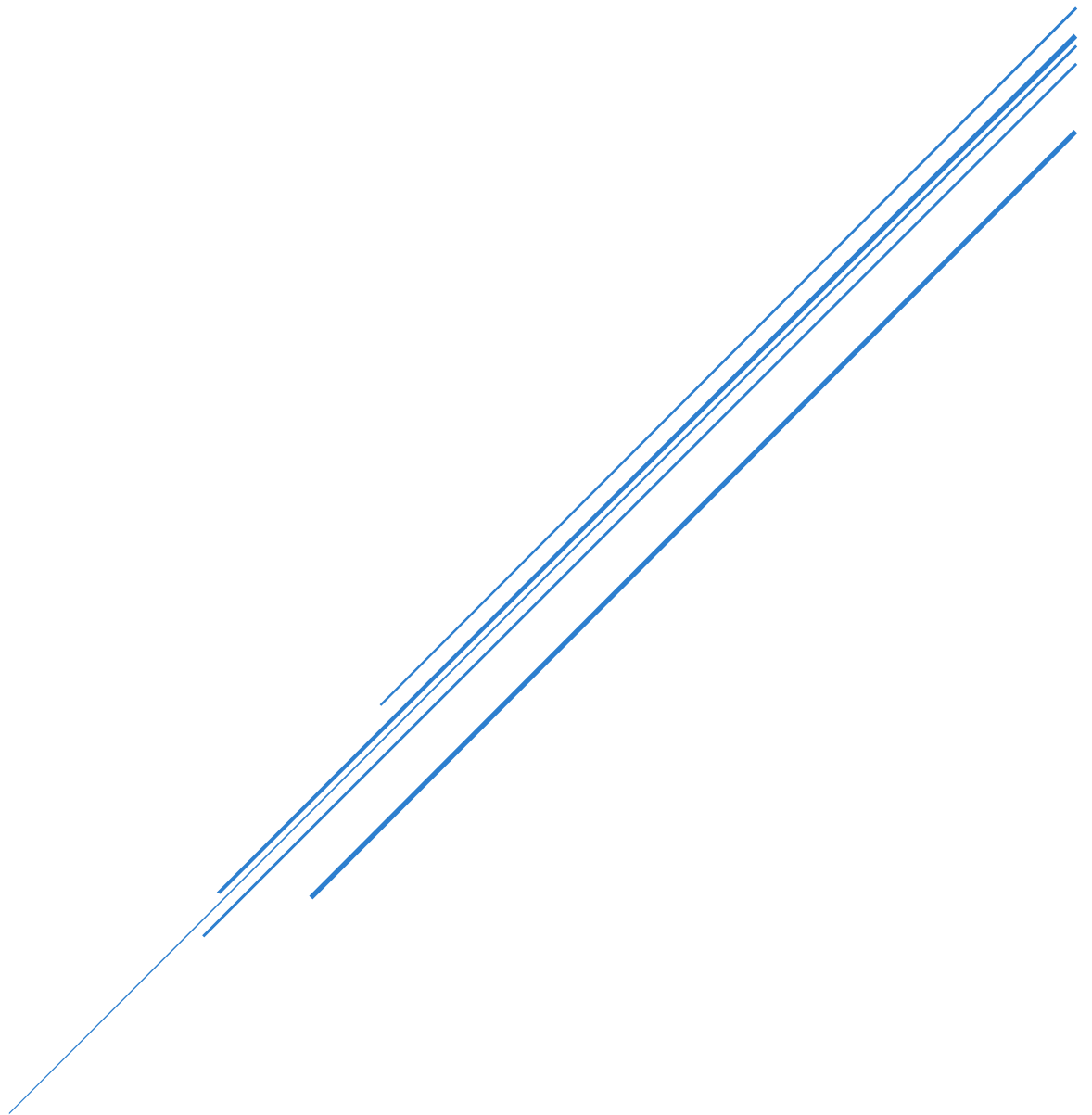


# PORTSMITH CONDOMINIUM ASSOCIATION RULES AND REGULATIONS



Kings Point  
Sun City Center, Florida 33573  
March 18, 2025

# PORTSMITH CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

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## **Portsmith Condominium Association**

### **Rules & Regulations**

**NOTE: An Alteration Form MUST be filled out and approved by the Board BEFORE any work can be started.**

**(Alteration forms are approved during monthly board meetings, or in the summer months at a special board meeting called for that purpose, unless it is an emergency request. If it's an emergency contact the President or a board member for assistance). See approved procedure on Portsmithcoa.com website.**

#### **DEFINITIONS**

1. **DOCP-** Declaration of Condominium for Portsmith at Sun City Center, dated September 21, 2005, and including all amendments to date. (Provided to Unit Owners at time of purchase of their unit).
2. **COMMON AREA Definition:** Common Area is the common elements that are part of a condo complex that belongs to all owners. Such as the areas behind units, around ponds and the lawn area between the walkways.
3. **LIMITED COMMON AREA Definition:** Limited Common Area means those common elements which are reserved for the use of a certain unit. Such as the unit, driveway\*, Five (5) feet around the exterior of the unit \*\*, and the planted area at the intersection of the walkway and the driveway\*\*\*.
4. **ADDITIONAL DEFINITIONS** can be found in Article I of the DOCP.

**NOTE: All violations will be addressed by MAIL from FirstService Residential. If violations are not corrected, legal action could be taken at the expense of the Unit Owner.**

#### **RULES AND REGULATIONS**

- I. All Rules and Regulations from DOCP, Article VIII, By-Laws, (Ref. Exhibit No. 3 to the Declaration of Condominium for Portsmith at Sun City Center, Florida), Article XVII- Rules and Regulations, shall apply.
- II. Adoption of Additional Rules by the Board of Directors.
- III. The following rules are also provided as noted with references:

## **1. ANTENNAS & SATELLITE DISHES**

- 1.1. These are allowed only if they are completely within the physical boundaries of a unit. An Alteration Form approval is required for any installation within the Limited Common Areas.

## **2. SIGNS/FLAGS**

- 2.1. American, Armed Forces, State of Florida, POW-MIA, First Responders flags are always allowed to be displayed on any unit but must be kept in good condition. Only One (1) flag may be displayed at a time.
- 2.2. No advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on, or upon any part of the unit, Limited Common Area, or Common Area. This includes signs within a unit that are visible from the outside. Security Signs informing that a unit is protected by a security system are permitted.
- 2.3. Nameplates may be placed in the Limited Common Area as long as they do not interfere with the work of the landscapers. Name Plates on the units were approved at the January 2020 Annual Meeting but must be approved by a submitted Alteration Form prior to installation.

## **3. PLANTS, POTS AND LAWN ORNAMENTS**

- 3.1. NO plants are allowed to be planted in the ground unless an Alteration Form is filled out prior to planting.
- 3.2. The Board is pre-approving the placing of up to six (6) decorative pots or ornaments only within the Limited Common Area by any unit owner who wishes to do so. One (1) shepherd's hook and the plants hung on it count as one item. There may be more than six (6) with a completed alteration form approved by the board.
- 3.3. All dead plants in pots must be removed.
- 3.4. A unit owner may display 1 (one) non-religious, non-political decorative garden flag providing that is no larger than 12" by 18", remains in good condition. Such flag is considered one of the 6 (six) pre-approved items mentioned above in Section 3.2.
- 3.5. Nothing may be placed where it might interfere with the work of the landscapers.
- 3.6. NO artificial plants or flowers are allowed.

3.7. Nothing will be placed in the area between the driveways.

#### **4. HOSES**

4.1. Hoses may be pulled out to be used to water plants and trees and then should be stored in a hose container, holder, or must be stored out of sight.

4.2. Water spigots may be moved from the side exterior wall to the front of the garage wall after an Alteration Form has been approved. Spigot must be painted the same color as the unit.

#### **5. BARBEQUE GRILLS**

5.1. Cooking is allowed within the Limited Common Area. When not being used, all grills must be stored out of sight.

#### **6. EXTERIOR LIGHTING AND CAMERAS**

##### **6.1 Exterior Lighting and Camera Installation (Alteration form required before installation).**

6.1.1 The unit must be attached to the underside of the soffit or as close as possible to the soffit.

6.1.2 The unit must match color of soffit.

6.1.3 No more than One (1) unit per individual unit.

6.1.4 The unit must be adjusted that the range of light does not extend beyond the point where the driveway meets the roadway.

6.1.5 The unit is installed in such a way as to not interfere with the privacy of the neighbor. (See appendix I)

6.1.6 If the unit uses AC power the electrical access must be run through the soffit. No holes will be drilled through the painted part of the exterior wall.

6.1.7 Unit must be located in or near the front of the building.

##### **6.2 Coach Lights**

6.2.1 Coach Lights may be replaced by the Unit Owner, but an Alteration Form must be approved prior to the work. Coach lights must be white and as close as possible to the originals. All three (3) side lights need to be the same. Any damage to the stucco during the replacement is repaired at the Unit Owners expense and must be completed at time of replacement.

### **6.3 Doorbell and Garage Door Opener Cameras.**

**6.3.1 Doorbell and garage door opener cameras require an alteration form to be completed before installation.**

**6.3.2 Installation will require testing and adjustments to ensure maximum privacy of the door mate Unit and to ensure adequate coverage for security purposes. (See Appendix I, How to Properly Locate a Security Camera to Prevent Privacy Issues).**

**6.4 Landscape solar lighting spaced at least five feet apart is permitted only in the Limited Common Area.**

## **7. HURRICANE SHUTTERS/PANELS**

**7.1.** All hurricane shutters must have an Alteration Form submitted and approved by the Board for installation of said shutters/panels. **(See Appendix II, Approved Hurricane Shutters)**

**7.2.** Shutters/Panels shall not be put in place unless a hurricane or tropical storm has been forecast as a possible threat to the Tampa Bay area per the National Weather Service.

**7.3.** Owners are responsible for making sure the Shutters/Panels are removed within Seven (7) days after the threat of a storm has been lifted.

EXCEPTION: If there are other storms that may pose a threat in the Tampa Bay and are within 14 days following the previous storm threat, the shutters may be left in place until the threat is lifted.

## **8. HOLIDAY DECORATIONS**

**8.1.** Christmas decorations, lights, etc., may be displayed from Thanksgiving to January 7. Decorations for all other holidays may be displayed from two weeks before the holiday to two weeks after the holiday. No wires or extension cords may be placed across the walkway. No nails, screws, or any type of puncture type attachment will be placed on palm trees or any tree.

## **9. VEHICLE AND RV/TRAILER PARKING**

**9.1.** No automobile parking is allowed on the grass due to the possibility of irrigation damage.

**9.2.** Automobile overnight parking on the street is allowed but not on the grass.

**9.3.** RV and Trailer Guidelines

- 9.3.1. Owner's RV's or trailers are allowed to be parked in front of their unit or in their driveway for no more than Twenty-Four (24) hours.
- 9.3.2. Resident's RV's or trailers are allowed to be parked in a cul-de-sac for not more than Twenty-four (24) hours.
- 9.3.3. No visitor RV's or trailers are allowed to be parked on the street or a cul-de-sac at any time. They should be parked up front by the tennis courts with **permission** from security.
- 9.3.4. Any owner/resident RV or trailer needing to be parked longer than Twenty-Four (24) hours should be moved to an approved lot.
- 9.4. No vehicle should be parked with Fifteen (15) feet of a fire hydrant per Florida Statute 316.1945.
- 9.5. No vehicle should be parked closer than Ten (10) feet from a vehicle parked on the opposite side of the street as to let emergency vehicles access per Florida Statute 316.126.

## **10. MISCELLANEOUS RULES**

- 10.1. Nothing will be placed on the shelves under the windows.
- 10.2. NO ground cover is allowed other than the mulch installed by the landscapers.
- 10.3. NO marble chips, stone, stone chips, gravel, etc. is allowed.
- 10.4. NO boards, cinder blocks, or other such building materials are allowed.
- 10.5. Edging and pavers are allowed but an alteration form **MUST** be approved before any work can be done.
- 10.6. NO birdhouses, bird baths or bird feeders are allowed.
- 10.7. NO feeding of wildlife at any time as per Florida State Law (Florida Statute 379.412).
- 10.8. All items placed in the Limited Common Area are the responsibility of the of the Unit Owner to maintain and preserve.
- 10.9. No side unit lights will be left on overnight.
- 10.10. No nails, screws, or any type of puncture type attachment will be placed on any tree.

## **11. PET/ANIMAL POLICY (See Appendix IV)**

- 11.1. All approved pet/animals must be registered through the Management Company (First Service) using the approved Pet/Animal Agreement form which is available from the Management Company. (See Appendix V)
- 11.2. Owner must follow the rules outlined in the Portsmouth COA Pet/Animal Agreement form (and all the referenced state and local statutes and laws regarding animals). (See Appendix III). In addition, owner must adhere to the Portsmouth rules and regulations below:
  - 11.2.1. Walking of dog – one dog per person, dog must be on a leash.
  - 11.2.2. Leash must be no longer than 6 feet and no retractable leashes permitted, unless at your own unit.
  - 11.2.3. Do not walk your dog closer than 20 feet to any unit, except your own unit, or with unit owner's permission. (Respect unit privacy)
  - 11.2.4. Do not allow your dog to urinate or defecate more than 10 feet from the street, or within 20 feet of any unit except your own, or with owner's permission (designated area).
  - 11.2.5. Do not allow your dog to exercise or train off leash in any common element or limited common element.
  - 11.2.6. When driving a vehicle and your pet is with you, your pet must remain in the vehicle.
- 11.3. Reference Item 4 and item 7 in the Pet Agreement regarding Portsmouth Association enforcement of this Policy. (See Appendix IV)

**The Board of Directors reserve the right to require any Unit Owner to remove any decoration, improvement, or alteration which is not, in the sole discretion of the Board, consistent with the aesthetic and environmental character of Portsmouth. If you have any questions, please contact a Board Member.**



## **References and History of Amendments**

Introduction – Alteration Forms - Reference – Meeting Minutes, Portsmouth, February 18, 2025  
Definitions - 2 - DOCP – Article I, Part F  
Definitions – 3\* -DOCP – Article I, Part S  
Definitions – 3\*\* - DOCP – Article XV (Limited Common Area)  
Definitions – 3\*\*\* - Meeting Minutes, Portsmouth, October 21, 2008  
Rules and Regulations, I and II - DOCP, Article VIII, By-Laws, (Ref. Exhibit No. 3 to the Declaration of Condominium for Portsmouth at Sun City Center, Florida), Article XVII- Rules and Regulations, Section 1 and 2  
1.1 - DOCP - Article XIII, Part E  
2.1 - Florida Statute - 718.113 (4)  
2.2 - DOCP – Article XIII, Part F  
2.3 - Reference - Meeting Minutes, Portsmouth, January 2020  
3.2 - Reference - Meeting Minutes, Portsmouth, February 20, 2024  
4.2 - Reference - Meeting Minutes, Portsmouth, October 18, 2022  
5.1 - DOCP, Article VIII, By-Laws, (Ref. Exhibit No. 3 to the Declaration of Condominium for Portsmouth at Sun City Center, Florida), Article XVII- Rules and Regulations, Section 1, Part L  
6.1 - Reference – Meeting Minutes, Portsmouth, March 21, 2023  
6.3 – Reference – Meeting Minutes, Portsmouth, March 18, 2025, Appendix I  
7.0 - Florida Statute 718.113 (5) (d)  
9.1 - Meeting Minutes, Portsmouth, February 16, 2021, Motion passed  
9.0 - DOCP, Article VIII, By-Laws, (Ref. Exhibit No. 3 to the Declaration of Condominium for Portsmouth at Sun City Center, Florida), Article XVII- Rules and Regulations, Section 1, Part E.  
9.4 - Florida Statute 316.1945  
9.5 - Florida Statute 316.12  
10.7 - Florida Statute 379.412  
10.8 – DOCP – Article XIV: Maintenance and Alterations, A (1), Common Elements. , Article XV: Limited Common Elements  
10.9 - Reference – Meeting Minutes, Portsmouth, September 19, 2023, October 17, 2023  
10.10 - Meeting Minutes, Portsmouth, February 16, 2021, Motion passed  
11.0 – Pet Policy - Reference Portsmouth Pet Agreement and Support Animal Agreement; Florida statute 767; Hillsborough County Statute Chapter 6, Article II, Section 6, and Chapter 38-26.

**Note: This version of Rules and Regulations is an update to Rules and Regulations approved on February 18, 2025 at a Portsmouth Board Meeting. Revisions noted in red.**

**Revision 1 – 3-18-25 - Added Section 6.3, Section 11, Appendix I, Appendix II, Appendix III and Appendix IV. Approved March 18, 2025, Portsmouth COA BoD.**

## **APPENDIX I**

# **How to Properly Locate a Security Camera to Prevent Privacy Issues**

## **A Comprehensive Guide**

### **Introduction**

The security camera (doorbell, garage door opener, yard, or driveway) provides an added layer of security for your home, allowing you to monitor visitors and deliveries. However, it is crucial to place the camera in a way that prevents unwanted privacy issues for you and your neighbors. This guide will help you locate your camera properly to ensure both security and privacy.

### **Understanding Privacy Concerns**

Before setting up your camera, it's important to understand the potential privacy concerns. Incorrect placement can lead to the camera capturing areas beyond your property, such as your neighbor's home or public spaces, which can result in privacy violations.

### **Legal Considerations**

Different regions have distinct privacy laws regarding video surveillance. Ensure you are familiar with local regulations to avoid legal issues. In general, the camera should primarily capture your property and not intrude on others' privacy. (Reference Florida Statutes 810.14, 810.145, 934.03, 934.03). Reference Portsmouth Rules and Regulations, Section 6. – Exterior Lighting and Camera

### **Choosing the Right Location**

The placement of your camera is key to maintaining privacy. Follow these steps to choose the optimal location:

#### **Identify Key Areas**

Determine the main areas you want the camera to cover. Typically, this includes your front door, porch, and driveway. The aim is to monitor visitors and packages without capturing unnecessary footage.

#### **Consider the Camera's Field of View**

Security cameras have a wide field of view, often up to 180 degrees. To prevent capturing unwanted areas, angle the camera downward or toward the main entryway. This will ensure the camera focuses on people approaching your door or driveway rather than the surrounding area.

## Avoid Neighboring Properties

Position the camera to avoid pointing directly at your neighbor's property. This might involve adjusting the angle or using physical barriers like plants or partitions to block the camera's view of adjacent properties.

## Limit Public Areas

Ensure the camera does not capture a significant portion of public areas such as sidewalks or streets. While it may be unavoidable to some extent, aim to minimize this as much as possible.

## Adjusting Camera Settings

In addition to physical placement, you can adjust the camera settings to enhance privacy.

### Motion Zones

Most security cameras allow you to set motion zones. This feature lets you specify which areas the camera should monitor for motion, reducing false alerts and limiting the recording to relevant areas.

### Privacy Zones

Some devices offer privacy zone settings, where you can black out parts of the camera's field of view. Use this feature to mask areas that you do not want to be recorded, such as your neighbor's property or public spaces.

### Audio Recording

Consider disabling the audio recording feature if privacy is a major concern. This ensures that conversations happening outside your home are not recorded inadvertently. Florida has an all-party consent law regarding recording of conversations. (Florida Statute 934.03)

## Installing the Camera

Once you have chosen the ideal location, installed the camera and adjusted the settings, follow these steps to your test and adjust your camera:

### Testing and Adjustments

1. **\*\*Power On:\*\*** Turn on the camera and ensure it is connected to your Wi-Fi network.
2. **\*\*Check the View:\*\*** Use the camera app to check the camera's view and make any necessary adjustments to the angle.
3. **\*\*Test Motion Detection:\*\*** Walk in front of the camera to test the motion detection zones and ensure they are working correctly.

## Maintaining Privacy

After installation, it is important to regularly check and maintain your camera to ensure ongoing privacy for you and your neighbors.

## Regular Checks

Periodically review the camera's footage and settings to make sure it continues to capture only the intended areas. Adjust the angle or settings if there are any changes in the environment.

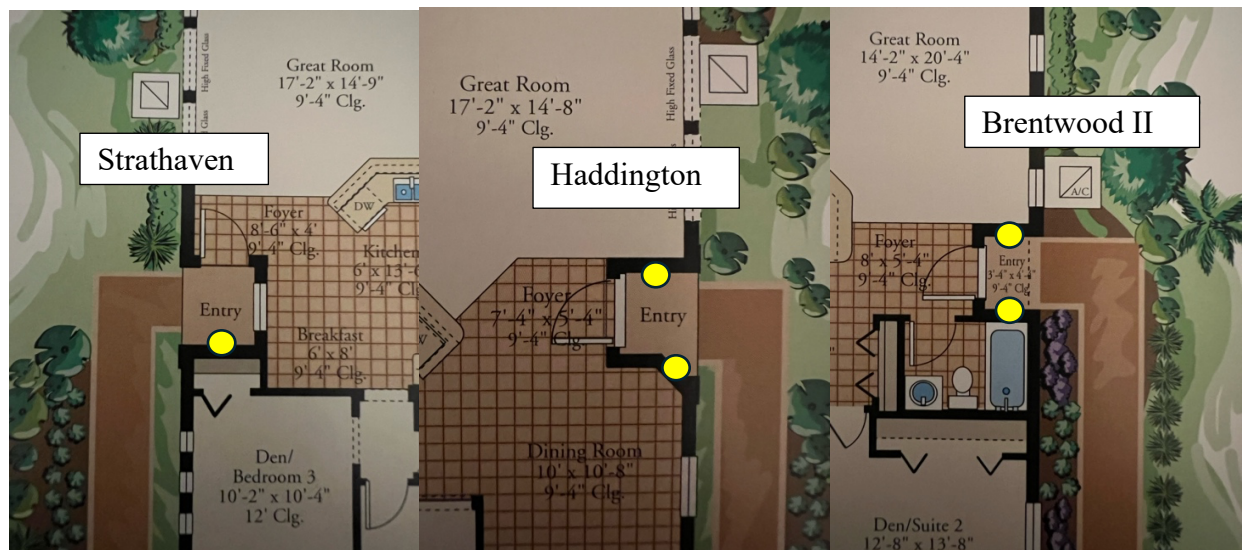
## Respecting Neighbor Feedback

If your neighbors express concern about the camera's placement, address their feedback respectfully. Adjust the camera to address their privacy concerns while maintaining your security needs.

## Conclusion

Proper placement and settings of your security camera can significantly reduce privacy issues while ensuring the security of your home. By following these guidelines, you can enjoy the benefits of your security system without compromising the privacy of others.

Remember, maintaining good relations with your neighbors and being mindful of local laws are essential aspects of responsible camera usage.



● Preferred Doorbell Camera Location (for maximum door mate privacy)

## **APPENDIX II**

### **PORTSMITH HURRICANE SHUTTER SPECIFICATIONS**

#### **RESOLUTION:**

*Whereas* the Board wants to encourage every homeowner to protect their property from hurricane damage in the best way they can provide; and

*Whereas* hurricane protection made up of both roll-down shutters and Lexan panels are most often requested,

*Now Therefore*, the Portsmouth Board of Directors adopts the following as the standard specifications for approved shutters in Portsmouth.

#### **SPECIFICATIONS:**

- All shutter assemblies must be fastened onto a reinforced portion of the building.
- All shutter and panel systems shall meet the current building code regulations for Hillsborough County.
- Shutter systems shall be of the same or very similar manufacture to the first installation in the condominium.
- The Unit Owner may order from a supplier/installer of their own choosing.
- A professional company must be used to install approved shutters and/or panels and the installing contractor must show current proof of workers compensation (or exemption) and liability insurance.
- All fastener hardware and materials are to be aluminum or stainless steel.
- Roll-down shutters and/or removable panels may be installed on windows and doors, and to protect lanais and balconies. Follow all manufacturer's recommendations for best placement of product.
  1. On upper floor balconies a roll-down shutter may be installed against the inside of the balcony screen and attached to the cement overhang.
  2. On lower floor lanais, a roll-down shutter may be installed against the inside or outside of the lanai or balcony screen and attached to the cement overhang.
  3. On lower floor lanais only, roll-down shutters may be installed against the glass doors or windows, however this will not protect from wind blowing under the overhang. A wind abatement product is recommended to prevent this.
- Aluminum extruded (motorized and/or manual) roll-down shutters for windows and/or door openings will be approved.
  1. Roll-down shutters shall be ivory color or a similar neutral color that complements the paint colors on the Unit.
  2. Roll-down shutters are to be berth 58mm end retention system or similar construction.

- The cost of the shutter system does not need to be revealed; however the contractor's proposal must be attached to the Unit Owner's request for shutters, listing all materials and design.
- Lexan removable panels, hurricane rated HV (High velocity) for windows, door openings, and garage windows will be approved.
  1. Removable panels shall be see-through (clear, ivory color, or a similar neutral color that complement the paint colors on the Unit.
  2. Recommended: see-through (clear) Lexan removable panels for front entry door, sidelights, and transom.
  3. All channels to hold the Lexan panels will be painted to match the building color.

The Board recognizes that new protections systems and materials come onto the market from time-to-time. If the protection system being requested is hurricane rated and does not detract from the building's aesthetic look, it may be considered. Each request that deviates from the above specifications will be considered equally. Should newer protection systems be approved by the Board, then the above specification will be altered accordingly.

#### **OTHER SUGGESTIONS:**

- Viable hurricane wind abatement screening products may be used in either direct mount or roll-down styles. Recommended product should have the Florida Building Commission approval and third-party engineering to ensure that it can sustain the wind load requirements for the specific application. (Product is recommended for areas that have a covered roof, but not direct contact with glass).
- Windows with impact resistant glass may be installed. Window design shall not be changed.
- Further approval shall not be required for installation of hurricane film (ie: 3M brand). Window tint may be used but must be see-through. Window tint must not reflect as a mirror when viewed from the outside.

Portsmouth Board of Directors

Revised 2/21/07

To be adopted 3/16/07

Approved unanimously on 3/16/07, Portsmouth Board Meeting.

Re-typed from original document into a Word (.doc) file for future revisions. JHP 2-26-25

### **APPENDIX III**

Florida State and Hillsborough County Pet Ordinances with links to readily accessible web sites, including legal references to Florida's new Dangerous Dog law.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0700-0799/0767/0767.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0767/0767.html)

<https://hcfl.gov/residents/animals-and-pets/pet-related-ordinances-and-citations/commonly-cited-animal-ordinances>

[https://library.municode.com/fl/hillsborough\\_county/codes/code\\_of\\_ordinances\\_part\\_a?nodeId=HICOCOORLAPAGEOR\\_CH38PARE](https://library.municode.com/fl/hillsborough_county/codes/code_of_ordinances_part_a?nodeId=HICOCOORLAPAGEOR_CH38PARE)

Other web site information regarding Florida State Law

<https://www.foryourrights.com/blog/florida-new-dangerous-dog-law/>

Federal law regarding Service Animals

<https://www.ada.gov/resources/service-animals-2010-requirements/>

### **PORTSMITH PET AGREEMENT AND SUPPORT ANIMAL AGREEMENT**

<https://kpscc.com/wp-content/uploads/2021/09/PortsmouthTransfer.pdf>

<https://kpscc.com/wp-content/uploads/2021/11/Animal-Agreement-Owner.pdf>

<https://kpscc.com/wp-content/uploads/2021/09/Portsmouth-Lease.pdf>

## **APPENDIX IV**

# **Guidelines for Dog Breeds for 55+ Condo Style Living**

## **Guidelines for Consideration**

### **Introduction**

For 55+ condo style living, it is essential to maintain a peaceful and safe environment for all residents. Therefore, certain guidelines regarding pet ownership are necessary, particularly concerning dog breeds that may not be suitable for this type of community living. These guidelines help ensure the comfort, safety, and well-being of all residents while also considering the needs and behavior of the pets.

### **Typical Dog Breeds**

#### **1. Large and High-Energy Breeds**

Large dog breeds and those with high energy levels can pose challenges in a condo setting due to space constraints and the need for extensive exercise. Such breeds include:

- German Shepherds
- Golden Retrievers
- Labrador Retrievers
- Siberian Huskies
- Boxers

These breeds require ample space to move around and regular vigorous exercise, which may not be feasible in a condo environment.

#### **2. Guard and Protection Breeds**

Breeds that are known for their guarding and protective instincts can create issues in a close-knit community setting. These breeds tend to be wary of strangers and may exhibit aggressive behaviors, including:

- Rottweilers
- Doberman Pinschers
- Bullmastiffs
- Chow Chows
- Akitas

Their natural guarding instincts can lead to conflicts with other residents and pets.



### 3. Aggressive and Dominant Breeds

Breeds that have a history of aggression or dominance can be problematic in a shared living environment, posing potential risks to both humans and other pets. Examples include:

- American Pit Bull Terriers
- Staffordshire Bull Terriers
- American Bulldogs
- Perro de Presa Canarios
- Alaskan Malamutes

These breeds may exhibit behaviors that are difficult to manage in a communal living space.

### Behavioral Considerations and Training

While breeds may not be restricted (based on Florida State and Hillsborough County statutes), it is important to recognize that individual dog behavior also plays a significant role. Proper training, socialization, and consistent exercise are crucial for any dog living in a condo environment. Owners should ensure that their pets are well-behaved, non-aggressive, and comfortable around other residents and pets.

### Noise and Disturbance

Excessive barking or other disruptive behaviors can significantly impact the quality of life in a condo community. Breeds that are known for being vocal or having separation anxiety may not be suitable for 55+ condo living, including:

- Beagles
- Chihuahuas
- Miniature Schnauzers
- Pomeranians
- Dachshunds

Owners are encouraged to address and mitigate any noise-related issues through training and behavior modification.

### Health and Hygiene

The health and hygiene of pets are paramount in a shared living environment. Breeds that are prone to excessive shedding, drooling, or have specific health issues may require additional consideration. Breeds that may pose additional hygiene challenges include:

- Saint Bernards
- Newfoundlands
- Old English Sheepdogs
- Bernese Mountain Dogs
- Great Danes

Regular grooming and veterinary care are essential to maintaining a clean and healthy living space for both pets and residents.

## **Conclusion**

Ensuring a harmonious living environment for all residents in a 55+ condo community requires careful consideration of the types of pets being introduced into the community. By adhering to these guidelines concerning certain dog breeds, we can create a safe, peaceful, and enjoyable living space for everyone. Prospective pet owners should evaluate their choice of pet, considering the breed's characteristics, behavior, and care needs before making a decision.

# Guidelines for Dog Breeds in 55+ Condo Communities

## Ensuring a Harmonious Living Environment

### Introduction

Living in a 55+ condo community brings the promise of a peaceful and age-appropriate lifestyle. However, the choice of dog breeds within such communities can have a significant impact on the overall harmony and tranquility. Here, we outline guidelines for dog breeds that might not be ideal for a 55+ condo-style living environment.

### Considerations for Appropriate Dog Breeds

When choosing a dog breed for a 55+ condo community, it is essential to consider factors such as size, temperament, energy level, and grooming needs. Dog breeds that are particularly noisy, energetic, or require extensive care may not be suited for this setting. Additionally, some breeds might pose challenges regarding space and exercise requirements.

### Size and Space Requirements

Large dog breeds typically require more space and may feel confined in a condo environment. Breeds like Great Danes, Saint Bernards, and Mastiffs, which are known for their considerable size, might find it challenging to adapt to limited living spaces. Smaller breeds such as Chihuahuas, Pugs, and Shih Tzus are generally better suited for condo living due to their compact size and lower space needs.

### Energy Levels and Exercise Needs

High-energy breeds often require substantial exercise and mental stimulation to prevent boredom and destructive behavior. Breeds such as Border Collies, Australian Shepherds, and Siberian Huskies are known for their high energy levels and might not be suitable for a condo environment where access to large outdoor areas is limited. Conversely, breeds with lower energy levels, such as Bulldogs, Basset Hounds, and Cavalier King Charles Spaniels, tend to thrive in more confined spaces and are easier to manage in a condo setting.

### Noise Levels

Excessive barking can be a significant concern in a condo community, where close living quarters and shared walls can amplify noise disturbances. Breeds that are naturally more vocal, such as Beagles, Dachshunds, and Yorkshire Terriers, may not be conducive to the quiet environment desired in a 55+ community. Choosing breeds that are generally quieter, like Greyhounds, Basenjis, and Whippets, can help maintain a peaceful atmosphere.

## Breeds to Avoid in 55+ Condo Communities

Below is a list of dog breeds that may not be ideal for a 55+ condo environment, based on the considerations mentioned above:

- Great Dane: Due to their massive size and need for space, Great Danes may find condo living restrictive and uncomfortable.
- Saint Bernard: Another large breed, Saint Bernards require ample space and may struggle in a confined environment.
- Mastiff: Known for their size and strength, Mastiffs need significant space and may inadvertently cause damage in smaller living areas.
- Border Collie: Highly energetic and requiring extensive physical and mental stimulation, Border Collies may not adapt well to limited space and exercise options.
- Australian Shepherd: Similar to Border Collies, Australian Shepherds have high energy levels and need a lot of exercise, making them less suitable for condo living.
- Siberian Husky: Known for their high energy and need for regular exercise, Siberian Huskies may struggle in a condo environment lacking outdoor space.
- Beagle: Beagles are known for their vocal nature, which can lead to noise disturbances in close living quarters.
- Dachshund: Dachshunds can be quite vocal and may not be the best choice for maintaining a quiet atmosphere.
- Yorkshire Terrier: Despite their small size, Yorkshire Terriers can be very vocal, making them less ideal for condo living.

## Breeds Better Suited for 55+ Condo Communities

On the other hand, certain breeds are more adaptable to condo living, characterized by lower energy levels, quieter dispositions, and smaller size. Some of these breeds include:

- Bulldog: Bulldogs are known for their calm demeanor and low energy levels, making them well-suited for condo living.
- Basset Hound: With their laid-back nature and lower exercise needs, Basset Hounds can adapt well to a condo environment.
- Cavalier King Charles Spaniel: This breed is small, friendly, and relatively quiet, making them an excellent choice for an older adult community.
- Greyhound: Despite their large size, Greyhounds are generally quiet and have lower energy levels when indoors, making them surprisingly good condo pets.
- Basenji: Known as the "barkless dog," Basenjis are quiet and low-energy, suitable for a peaceful condo setting.
- Whippet: Similar to Greyhounds, Whippets are quiet and have moderate energy levels, fitting well into a condo lifestyle.
- Shih Tzu: Small and low-energy, Shih Tzus are ideal for confined spaces and are less likely to cause noise disturbances.

- Pug: Pugs are small, friendly, and low-energy, making them great companions for condo living.
- Chihuahua: While they can be vocal, Chihuahuas are small and adaptable, and with proper training, they can thrive in a condo environment.

## **Conclusion**

Selecting the right dog breed for a 55+ condo community involves careful consideration of various factors such as size, energy levels, noise, and grooming needs. By choosing breeds that are quieter, less energetic, and more adaptable to small living spaces, residents can ensure a harmonious and enjoyable environment for both pet owners and their neighbors. This thoughtful approach can lead to a better quality of life for everyone in the community, including the canine companions.