

## PARKSIDE PLACE HOMEOWNERS' ASSOCIATION, INC. (PSP)

Revised - Approved by the Board of Directors – March 29, 2022

### Policy on Household Domestic Pets – A Cat or A Dog

#### Preamble: Section 8.09 of the PSP Governing Documents states:

“No animals, livestock or poultry of any kind shall be permitted within the subject property except for notwithstanding the foregoing, only one (1) cat, and/or one (1) dog not exceeding 50 (fifty) pounds at maturity, is permitted in any unit, except with the written consent of the board which may be granted or withheld in the board's discretion. **Any pet must be carried or kept on a leash when outside of a unit or fenced-in area.** No pet shall be kept outside of a unit unless someone is present in the unit. Any pet must not be an unreasonable nuisance or annoyance to other residents of the subject property. **Any resident shall pick up and remove any solid animal waste deposited by his pet on the subject property, except for designated pet-walk areas, if any.** No commercial breeding of pets is permitted within the subject property. The association may require any pet to be immediately and permanently removed from the subject property due to a violation of this paragraph.”

The information below provides owners additional guidelines regarding a dog or a cat:

- A. Unreasonable nuisance or annoyance includes excessive squawking, screeching, barking, attacking, or biting people and/or other animals.
- B. Florida Health Department ordinance prohibit pets in public pool areas. No pets are permitted in the fenced area that encompasses the Clubhouse, Pool, Hot Tub, Mailbox Area, Outdoor Kitchen, Tennis Court, and Bocce Court areas.
- C. There are **no designated pet-walk areas** in Parkside Place.
- D. Policy on Two Pets of the same type:
  1. **See Declaration 8.09 above.** If an owner would prefer to have two cats **OR** two dogs, then the owner **MUST** submit a written request to the PSP Board in accordance with the referenced Declaration section above. In regard to a unit owner who has received Board approval for two cats or two dogs, and who chooses to lease the unit, said unit owner is required to submit a signed acknowledgement by the tenant agreeing to abide by Parkside Place Declaration, Section 8.09, when providing a copy of the lease to the management company. Said approval terminates when the unit owner sells the property and/or the tenant vacates the property.
  2. **There is no “grandfather” clause in this updated Policy. There are three owners who have been approved for two dogs only. The last approval was in February 2019. There have been no requests since. All owners who have, or want to have either two cats or two dogs must apply for an approval stating they agree to abide by the Declarations section stated above. Your request must state the type of dog, if known, the age of the dog, if known, and the weight of the dog and the coloring of the dog. This is not required for two cats.**
  3. The approvals granted by PSP Boards in the past in no way obligate any future PSP Board to approve any further exceptions.