



PET REGISTRATION FORM

All pets must be approved by Management by completion of this form before the pet's owner(s) move into the Community, or before Resident obtains a pet after move in.

Owner's name(s) _____

Lot Number _____ Name of Street _____

Phone Number(s) _____

Description of Animal(s) (including breed(s)) _____

Weight of animal(s): _____ Male _____ Female _____

Name of pet(s) _____

Current picture(s) of your pet(s) must be provided for the Office records. _____

Name, Address & Phone Number of Veterinarian Who Maintains Immunization Records

As the owner of the pet(s), I/We the undersign take full responsibility for any damage or complaints caused by my/our pet(s). I/We will not allow the animal in public areas or on other resident's yards. When outside, I/We will keep the pet(s) on a leash at all times. My/Our yard will be kept free of odor and feces. I/We will not pen or leave the pet(s) tied up outside. At no time will I/We board pet(s). for others. I understand that the pet(s) must not exceed 40 pounds, and that dogs must have current shots and tags. If Management receives three (3) written complaints proving the animal a nuisance to other residents of the Community, I/We agree to remove the pet(s) from the Community within ten (10) days after receiving notice from the Management. I/We also agree that if Management has sent Me/Us more than two (2) notices in a twelve (12) month period of time regarding My/Our pet(s) and rule violation(s), I/We will also remove the pet(s) from the community.

Further, I/We the undersign acknowledge that we have read and will abide by the Paradise Island Co-Op Inc 's Rules & Regulation issued July,2019 and effective February 20,2020 regarding Pets as published in Article X therein. (See page 2 of 3 and page 3 of 3 made part of the form for a re-print on Article X.).

Owner Signature _____ Date: _____

Owner Signature _____ Date _____



X. PETS

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The Pet Sections of Paradise Island are defined as Lots 1-57, 64-205 and 334-830. The Non-Pet Sections of Paradise Island are defined as Lots 58-63 and 206-333. Pets are restricted to the Pet Sections at all times.

1. All pets must be approved by Management in writing before the pet's owner moves into the Community, or before Resident obtains a pet after move-in.
2. At maturity, a pet must not weigh more than 40 pounds per pet.
3. No more than two (2) pets per unit allowed.
4. Exceptions for size and weight will be made for service or emotional support animals that are licensed and registered for use by the disabled. As per paragraph 24, below.
5. No exotic pets are allowed in the Community.
6. Noisy or unruly animals, animals considered dangerous or vicious by Management, and animals concerning which other Residents file justifiable complaints with Management must be removed from the Community. No animal that has been removed from the Community under this rule shall thereafter again be permitted within the Community.
7. Certain breeds of dogs whose temperament and disposition are generally regarded to be dangerous or vicious are not allowed within the Community under any circumstances. This includes, but is not limited to, Pit Bulls, German Shepherds, Rottweilers, Chows, and Doberman Pinschers, etc. Exceptions may be granted by Management/BOD to this rule. However, Residents must submit written application to Management/BOD and obtain authority before bringing the pet onto the Property.
8. Each animal must be registered and identified as to owner in the Community office. Once a year the owner must supply the office with a current LOCAL physician certificate of vaccination and registration of the pet that includes required endorsements attesting to the service or emotional support animal status of the animal, as applicable. Pets must be walked on leashes and restricted to the Pet Section as described in section 1 of the pet section.
9. Any unattended animal left roaming the Community, may be removed by Management.
10. Pets may not be tied unattended outside of Resident's manufactured home at any time.
11. Pets may not be walked on the lawns of any Unit in the Community, other than Resident's unit. To do so may result in the animal being removed from the Community.
12. Pet waste must be put in a bag and disposed of properly. No pet waste bags or debris are to be put down storm drains, or anywhere else improperly on the property. It is the Residents responsibility to maintain their Unit and community free and clear of pet waste and litter at all times. Residents not disposing of pet waste properly will be subject to a fine of \$25.
13. Residents must comply with all applicable state, county and local laws about pets.
14. No pet enclosures, including but not limited to doghouses, are allowed. Pets must be kept inside the Resident's home if unattended. Refer to paragraph 22 regarding pet control fences.
15. Excessive noise is not allowed. Pets must not be left alone if they bark, cry, or whine when by themselves.
16. No pets are allowed in the Community Clubhouse, recreation, or common areas at any time except service animals. See #26 for explanation of Service animals.



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17. If for any reason, your pet becomes lost or runs away, notify Management at once to assist in its prompt return.
18. Guest's pets are permitted in the pet area only, and guests must comply with all pet rules.
19. If a complaint concerning a pet is received by Management and determined justifiable, the applicable Resident will receive a warning. If a second justifiable complaint concerning the same pet is received by Management, the resident may be required to permanently remove the pet from the Community.
20. Residents shall at all times be responsible for any damages caused by their pet to property of the Community or another Resident in the Community, and for any injuries caused by their pet.
21. Residents shall not conduct any pet breeding or commercial enterprise or activity in the community.
22. Fences not to exceed four (4) feet in height with a four (4) foot gate, are not to exceed the width of the home and carport and are permitted in the rear of the Pet Section only. However, lots 48-57, 115-140 and 147-172 are not permitted to have privately erected fences in any event. Any exceptions to these rules must be approved by Management/BOD.
23. Resident acknowledges that the Community Owner's agreement to allow existing pets shall in no way affect Resident's continuing obligations under the Prospectus and these Rules and Regulations, for which Resident understands and agrees it shall continue to be fully responsible. Community Owner's agreement to allow existing pets shall in no way waive a resident's continuing obligation under these Rules and Regulations or under any other term or condition of the Prospectus. In the event a resident violates these Rules and Regulations or the Pet Agreement, Management shall have all rights and remedies available to it against resident under either Chapter 719, Florida Statutes or Chapter 723 Florida Statutes, as if no allowance were made for the Existing Pets.
24. Service and Emotional Support Animals (ESA). Florida and Federal regulations prohibit mere pets from being classified as "service animals or ESAs." According to §413.08(1), Florida Statutes, a "service animal" is defined as an animal that is trained to assist or to accommodate a disabled person's sensory, mental, or physical disability.
 - (a) All Service and Emotional Support Animals resident in the park must be registered as such at the office.
 - (b) All owners of service and emotional support animals must comply with applicable Rules and Regulations in the Pet Section, so long as compliance does not interfere with the service or emotional support animal's ability to alleviate a symptom of the resident's disability.
 - (c) Florida Statute 413.04 – states that a public accommodation may exclude or remove any animal from the premises, including a service animals or ESAs, if the animal's behavior poses a direct threat to the health and safety of others.
25. All pet owners must report the death of their pet to the office. If the deceased pet is replaced with another animal, the owner must register the new animal as specified in paragraph 9 before bringing the animal into the park.

No pets are permitted in the pool or patio area.