



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 the Resident obtains a pet after moving 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 undersigned take full responsibility for any damage or complaints caused by my/our pet(s). I/We will not allow the pet(s) in non-pet zone areas including the community clubhouse, recreation, or common areas. I/We will keep the pet(s) on a leash at all times when outside the unit unless in a fenced backyard. I/We will clean up after my pet(s) in the community and properly dispose of waste at my unit. I/We will not pen or leave the pet(s) tied up outside. At no time will I/We breed pets or conduct commercial enterprise or activities in the community. I/We 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 undersigned acknowledge that we have read and will abide by the Paradise Island Co-Op Inc. Rules & Regulations effective March 2024 regarding Pets as published in Article VIII therein. (See page 2 of 3 and page 3 of 3 made part of the form for a re-print on Article VIII).

Owner Signature _____ Date: _____



Owner Signature _____ Date _____

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VIII. PETS

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. Owners must submit an application, and the Association must approve all pets in writing before the pet's owner moves into the Community or before the Resident obtains a pet after move-in.
2. Pets must not weigh more than 40 pounds at maturity.
3. Limit two (2) pets per Unit. Dogs and cats are considered to be pets. Small birds and fish may also be kept. No exotic animal may be kept as a pet. Any animal that is not a dog, cat, small bird, or fish shall be considered exotic for the purposes of this paragraph.
4. Each animal must be registered and identified per owner in the Management office. The Florida Pet Law, Section 828.29, Florida Statutes, provides standardized health requirements for dogs and cats sold within Florida." Once a year, the owner must supply the Office with a current LOCAL veterinary certificate of vaccination and registration of the pet.
5. Residents must comply with state, county, and local pet laws.
6. Pets must always be on a leash outside the Unit unless in a fenced backyard.
7. Pet owners must clean up after their pets in the community and properly dispose of waste at their Units.
8. Pets must be kept inside the Unit if unattended.
9. Excessive noise is not allowed. Pets must not be left alone if they bark, cry, or whine when left alone.
10. No pets are allowed in the Community Clubhouse, recreation, or common areas at any time.
11. Guest pets are permitted in the pet area only, and guests must comply with all pet rules.
12. If a complaint concerning a pet is received by BOD/Management and determined justifiable, the applicable Resident will receive a warning. If BOD/Management receives a second justifiable complaint relating to the same pet, the Resident may be required to permanently remove the pet from the Community.



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13. Residents shall be responsible for all damage caused by their pet to the property of the Community or another Resident in the Community and for any injuries caused by their pet.
14. Residents shall not conduct any pet breeding or commercial enterprise or activity in the Community.
15. All pet owners must report the death of their pet to the Office within 30 days after the death.

ASSISTANCE ANIMALS

1. All requests for reasonable accommodation of emotional support animals must be submitted in writing to Management, accompanied by written proof of need and registration documents.
2. Requests will be evaluated according to the most recent Fair Housing Act requirements. A determination will be made within ten (10) days of receipt of the request.
3. All emotional support animals must be registered at the Office
4. All owners of emotional support animals must comply with applicable Rules and regulations in the Pet Section, so long as compliance does not unreasonably interfere with the emotional support animal's duties related to the treatment of the Owner's disability symptom.