

Promenade

CONDOMINIUM ASSOCIATION, INC.



PET POLICY

12.3 Pets. No animal may be kept anywhere on the Condominium Properties unless it has been approved by the Association's Board of Directors, or unless it is: (i) a small bird; (ii) fish; (iii) a dog, which when fully grown, will weigh less than fifty (50) pounds; (iv) a household cat; or (v) some other "household pet" (as defined by the Board of Directors) which is capable of being hand-carried. With the exception of birds and fish housed in a cage or aquarium within the Owner's Unit, no Owner may keep more than two (2) pets on the Condominium Property. No pet may be kept, bred or maintained for any commercial purpose or become a nuisance or annoyance to neighbors. Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be leashed or carried by hand at all times when outside the Unit. No animal may be kept on a balcony or terrace when its owner is not in the Unit. Without limiting the generality to Section 18 hereof, violation of the provision of this Paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property upon three (3) days' notice.

Access Residential Management
215 Celebration Place, Suite 115
Celebration, FL 34747
407-480-4200

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EXHIBIT D OF THE DECLARATION

HOMEOWNERS AND TENANTS ARE RESPONSIBLE FOR ANY PET WASTE IN THE ELEVATOR AND IT MUST BE CLEANED IMMEDIATELY.

Pets are subject to the following rules:

- a. All pets must be registered with the Association using the approved Pet Agreement.
- b. All pets must be registered and immunized in accordance with local laws and requirements.
- c. Pet owners must submit to the Association a current report from licensed Veterinarian verifying immunizations, current weight and expected weight when fully grown.
- d. Pets are not permitted on any part of the Common Elements (except a balcony or terrace appurtenant to the Unit of the animal's owner) except when they are leashed and being walked or transported directly off the Condominium Property or directly to their owner's unit.
- e. Pets are not allowed in the main lobbies or pool area.
- f. Dogs, when fully grown, must weigh less than fifty (50) pounds.
- g. Owners must pick up solid pet waste and dispose of it properly. Odors from cat litter will not be tolerated.
- h. Barking will not be tolerated in that it is considered to be nuisance to other residents.
- i. Birds must be properly caged.
- j. Aquariums must not leak and must be cleaned regularly to prevent foul water and odors.

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