

## **CALEDON SHORES CONDOMINIUM ASSOCIATION ASSISTANCE ANIMAL REGULATIONS**

The Caledon Shores Declaration of Condominium, as amended, provides, in pertinent part, that “no animals or pets of any kind will be kept in any apartment or upon any other portion the condominium property.” Emotional support animals and service animals, as described in the Federal Fair Housing Act, the Florida Fair Housing Act and the Americans with Disabilities Act (said Acts, together with all future amendments thereto and all additional acts relating to access to housing by disabled persons, and all regulations now or hereafter issued thereunder, are herein collectively referred to as “Fair Access Legislation”) are both classified as “assistance” animals (“Assistance Animals”). These Caledon Shores Assistance Animal Regulations (“Regulations”) are intended to facilitate the presence on the Caledon Shores property (“Property”), to the extent required by Fair Access Legislation from time to time in effect, of properly qualified Assistance Animals, without amending or modifying the Declaration of Condominium, including its general ban of animals from the Property.

Each owner and tenant of an apartment unit within the Property, and each guest of such owner or tenant, who brings an Assistance Animal onto the Property shall strictly abide by all of the following Regulations at all times.

1. Prior to entry of any Assistance Animal onto the Property, the owner of such animal shall provide to the Caledon Shores Condominium Association with proper evidence of the qualification of such animal as an Assistance Animal, in accordance with applicable Fair Access Legislation.
2. The owner or a tenant of a unit may allow Assistance Animals owned by it to reside in its unit and to use the common areas of the Property, except that it shall not allow any of its Assistance Animals to enter the Property’s swimming pool, hot tub or saunas.
3. The owner of an Assistance Animal, while in any common area of the Property, shall cause such animal to be carried by a responsible adult person, restrained by a leash not greater than six feet in length or placed in an animal carrier.
4. Assistance Animals shall not be allowed by their owners to roam free or to be tethered outside their units (including, without limitation, within the swimming pool fence) or to be left unattended on patios or balconies.
5. Persons who walk Assistance Animals on the Property shall immediately clean up after the animals and discard securely bagged pet waste in the trash receptacles in the parking garage. No Assistance Animal waste shall be placed in any trash receptacle in any common area or dropped down the building’s trash chute. Cat litter shall not be disposed of in toilets.

6. Each Assistance Animal owner shall be fully liable and responsible for any personal injury, any personal property damage and any damage to any part of the Property caused by its Assistance Animal. Without limitation to the foregoing, an Assisted Animal's owner shall promptly reimburse the Caledon Shores Condominium Association for any and all costs incurred by the Association in repairing, replacing or otherwise remedying any damage caused to any part of the Property by its Assistance Animal, including, without limitation, professional rug cleaning and rug replacement, to the extent deemed necessary in the sole discretion of the Association.
7. Without limitation to the foregoing Regulations, no unit owner, tenant or guest shall allow its Assistance Animal to become a nuisance or to create any unreasonable disturbance on the Property. Examples of nuisance or disturbing behavior include, without limitation:
  - a. Assistance Animals that bite or scratch people or personal property or that otherwise cause personal injury or property damage.
  - b. Assistance Animals that habitually bark, growl, hiss or make any similar noise when near a person, or that exhibit aggressive, dangerous or potentially dangerous behavior.
  - c. Assistance Animals that make noise continuously and/or repeatedly inside or outside its unit, to the disturbance of any resident of the Property.
  - d. Assistance Animals that are habitually unclean or parasite infested.
8. Each unit owner is responsible for the strict compliance to these Regulations by guests and tenants who occupy its unit with their own Assistance Animal(s).