

# **CYPRESS ISLAND HOA, INC.**

## **PET RULES AND REGULATIONS**

The primary concern of the Cypress Island Association is the safety and quality of living at Cypress Island. If members show courtesy to others, the Association will only need to implement a few pet guidelines.

1. Owners (as referenced on the Warranty Deed to the Lot or Townhome) are allowed to have pets on property. Renter, Renters Guests and Homeowner Guests are allowed to have pets on property as long as they abide by the Rules and Regulations.
2. Seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity (20/200 in the better eye with correction) providing they follow the Pet Rules and Regulations. Other animals will be permitted if such animals have been trained or are provided by an agency or service qualified to provide or train such animals providing they follow the Pet Rules and Regulations.
3. No animals, birds or reptiles of any kind will be raised, bred or kept in the common elements, except for: no more than two dogs or no more than two cats, usual domestic birds in cages and fish tanks, or other household pets approved by the Board of Directors as to compatibility with the community.
4. Notwithstanding the above, in no event will any dog whose breed is noted for its viciousness or ill-temper, in particular, the Pitt Bull Terrier, be permitted on the premises, nor any animal of any kind that has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, be allowed on premises.
5. No pets may be kept, bred or maintained on property for any commercial purposes.
6. Any pet causing an unreasonable disturbance or noise will be permanently removed from the property upon twenty-four hour (24) phone call and/or written notice to the owner and/or a hearing before the Board of Directors.
7. In no event is any dog permitted on any portion of the common elements unless carried or on a leash; no dogs will be curbed in any courtyard or close to any patio. Pet owner must use special areas designated by the Board of Directors.
8. Any droppings in the common elements will be picked up and removed immediately to the dumpster or other available trash disposals by the pet owner.
9. The pet owner will compensate any person hurt or bitten by any pet, and will hold the Association harmless from any claim resulting from any action of their pet whatsoever.
10. Violators of the foregoing Rules and Regulations will be subject to fines as referenced in the attached Pet Violation Notice and the terms outlines in the attached Pet Rule Enforcement Policy.

Your time, attention and consideration are appreciated.

*BY BOARD DIRECTION*

### **BLUE ATLANTIC MANAGEMENT - AGENT**

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