ROYAL GREENS AT GATEWAY CONDOMINIUM ASSOSIATION, INC

Board Resolution - Pet Restrictions

THAT WHEREAS, Section 5.1(d) and Section 14 of the By-Laws authorizes the Board of Directors to enact rules and regulations concerning the operation and use of the Condominium Association Property subject to the restrictions contained in the Condominium Act and the Declaration of Condominium

WHEREAS, Section 17.3 of the Declaration of Condominium currently states:

Pet Restrictions. One domesticated dog or cat may be maintained in a Unit provided such pet is: (a) permitted to be so kept by applicable laws and regulations, (b) not left unattended on balconies, terraces, patios, or in lanai areas, (c) generally, not a nuisance to residents of other Units or of neighboring buildings and (d) not a breed considered to be dangerous by the Board of Directors; provided that neither the Board nor the Association shall be liable for any personal injury, death, or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, the Developer, each Unit Owner, and the Association in such regard. Unit Owners must pick up all solid waste of their pets and dispose of such waste appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit or enclosed patio. Any landscaping damage or other damage of the Common Elements caused by a Unit Owners pet must be promptly repaired by the unit Owner. The Association retains the right to effect said repairs and charge the Unit Owner therefor. Pet shall be walked or taken up those portions of the Common Elements designated by the Association, if any, from time to time for such purposes. Pets shall only be in the hallways of the building as a means of direct ingress or egress to and from its Owners Unit and the exterior of the Building. Without limiting the generality of Section 18 hereof, and violation of the provisions 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 the By-laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

WHEREAS, Rule 16 Rules and Regulation currently States:

Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.
(b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration
(c) Unit owners shall pick up all solid wastes from their pets and dispose of the same appropriately.

WHEREAS, the prior boards of directors have not strictly enforced the above Section of the Declaration of Condominium; and

WHEREAS, the current Board of Directors deems it in the best interest of the Association to amend and adopt reasonable rules relating to and regulating the keeping of pets in the community; and

WHEREAS, the Board of Directors deems that from the date of the adoption of the Enclosed Resolution, all individuals subsequently taking title, leasing or renewing a lease, or staying in a Unit as a guest must comply with Section 17 .3 of the Declaration of Condominium and Rule 16 as amended with the exception of section (e) of rule 16 which will be immediately enforced against all pets in the Community.

NOW THEREFORE BE IT RESOLVED by the Board of Directors that the board will enforce Section 17.3 of the Declaration of Condominium and Rule 16 of the Rules and Regulations which shall now be amended to state:

(d) Breeds considered to be dangerous by the Board, as referenced in Section 17.3 of the Declaration shall include, but are not limited to Pit bull, Chow Chow, American Staffordshire Terrier, Doberman Pinscher, Rottweiler, Malamute, Siberian Husky, Cane Corso, Presa de Canario, Wolf -Dog Hybrid, and German Shepherds.

(e) If any pets exhibits any documented aggressive and/or vicious behavior, the board will send one (1) violation letter to the owner of the animal. If a second documented incident with the pet occurs, the Board reserves the right to permanently remove the animal.

(f) All pets must be registered with the Association.

ADOPTED by the Board of Directors this 24TH day of July 2014

By: Robert J. Brown
Secretary for the Association