

Pets

1. Domesticated dogs or cats, tropical fish and household birds (as determined by the Board) may be maintained in a unit. Unit owners must register all pets with the Association and provide evidence that the pet/pets have up-to-date vaccinations. A recent picture of the pet must be submitted to the Association at the time of registration. All owners with pets must carry liability insurance coverage for the instance where the pet may cause personal injuries or damages. The unit owner is responsible for any and all damages or personal injuries caused by a pet occupying a unit, and the unit owner shall indemnify and hold harmless the Association for any and all attorney's fees, costs, damages and all other costs and expenses caused by the actions of a pet occupying a unit.
 - a. Pit Bull Terriers, Rottweilers, Doberman Pinschers and other aggressive types of dogs; monkeys or other primates; pigs of any kind; reptiles of any kind; rodents of any kind; livestock of any kind; and/or poultry of fowl of any kind are expressly prohibited from occupying a unit or the common area.
 - b. With the exception of fish, no more than two pets shall be allowed in any unit. A \$500 non-refundable fee payable to "The Tides at Bridgeside Square General Fund" is required for each dog and / or cat in renter-occupied units. The fee is a onetime charge for the length of time the renter occupies the unit.
 - c. No pet shall be allowed to be a nuisance to residents of other units or of neighboring buildings. If a pet should create or constitute a nuisance, in the sole opinion of the Board or the violation committee, the pet owner will be required to remove the pet from the condominium.

- d. Dogs and cats should not be permitted outside of their owner's unit unless attended by an adult and on a leash not more than 6 feet long. Such lease must be held at all times by an adult in all areas of the condominium, including the parking garage. The lease must be a standard leash and shall not be a retractable leash. 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.
- e. Pets are banned from the recreational facilities (pool, tennis courts, work out room, etc.) contained within the condominium property. Pets may only be in the parking garage when their owner is taking the pets between the owner's unit and vehicle. Pets are allowed in hallways of the building as a means of direct ingress or egress to and from its owner's units and the elevator designated for use with pets. The designated elevator must be used to transport pets. Only if the designated elevator is not in service may an owner or renter transport a pet in one of the residential elevators
- f. Upon request of any unit owner or resident, persons transporting pets must exit an elevator with their pets and wait for another elevator.
- g. The Board, in its sole and absolute discretion, may determine if a pet requires additional restraint above and beyond a leash, and may require such additional restraint in lieu of requiring the pet owner to remove the pet from the condominium. Should any owner or tenant fail to provide said additional restraint, the Board may, in its sole and absolute discretion determine the pet to be a nuisance and require its removal from the condominium.
- h. No pets may be left unattended on balconies, terraces, patios, or lanai areas.

- i. Pet owner shall immediately pick up all solid waste from their pets and dispose of same appropriately.
- j. A unit owner shall be jointly and severally responsible for the damage of the Association property caused by the pet of the unit owner's renter. The pet owner is responsible for any and all damages caused by the pet.
- k. In addition to the ability to levy fines for violations of these rules, the Association has the authority to order a pet removed from the premises for any violation of these pet rules.