Pet Rules and Regulations

Originally adopted February 14, 2020

Article XII, Section 2 of the Declaration of Condominium for Inlet Reef Club Condominium authorizes the Board of Directors to make and amend reasonable rules and regulations concerning the use of the Condominium, including Units and Common Property. The Board has determined that regulation of Pets is in the best interest of the Condominium to protect persons and property and promote the peaceful enjoyment of the Condominium by Owners, Tenants and Guests. The following rules apply to all Pets on Condominium Property.

1. Definitions

a) “Pet” or “Pets” means dogs and/or cats.

b) “Condominium” means the entire property of Inlet Reef Club Condominium.

c) “Tenant” means a person leasing a Unit who is otherwise compliant with the Condominium’s governing documents.

d) “Guest” means a person who is neither an Owner nor a Tenant and who enters the Condominium by invitation of an Owner or Tenant.

2. Conditional License

The right to bring a Pet to the Condominium is a conditional license granted to Owners only, subject to these rules and regulations, as amended from time to time. No Tenant or Guest is authorized to bring a Pet to the Condominium.

No animals, other than fish in a tank, may be brought to the Condominium without prior written approval of the Board of Directors.

3. Registration and Vaccinations

Before any Pet enters the Condominium, it must be registered with the Association. Owners shall contact the Community Association Manager and provide the following information for each Pet:

1) Name

2) Breed

3) Weight

4) Current color photograph

5) Current vaccinations, including Rabies, Distemper, Hepatitis, Parvovirus, Parainfluenza and Bordetella (Leptospirosis optional), and any other vaccines required by the Board from time to time.

6) Any additional information required from time to time.

3. Registration and Vaccinations (continued)

Registered Pets shall be issued a tag or other form of identification, which must be worn whenever the Pet is outside a Unit. Owners of Pets already at the Condominium before adoption of these rules were required to complete registration within seven (7) days of adoption or remove the Pet from the Condominium until registration was complete.

4. Number and Size

No more than two (2) Pets per Unit are permitted at the Condominium at any one time. Pets shall not exceed eighty (80) pounds in total. Owners may have one (1) Pet weighing up to eighty (80) pounds or two (2) Pets with a combined weight of up to eighty (80) pounds.

5. Nuisance

No Pet shall behave in a manner that constitutes a nuisance to Owners, Tenants or Guests. This includes, but is not limited to, excessive barking, jumping on, attacking or biting persons or other Pets, and destruction of property.

By bringing a Pet to the Condominium, the Pet owner acknowledges sole responsibility for the actions of the Pet while at the Condominium, including injuries to persons resulting from an attack or bite.

6. Cleanup and Damage

Each Pet owner is responsible for immediately cleaning up and disposing of the Pet’s waste. All Pet waste must be placed in a separate plastic bag before being placed in a trash receptacle.

Each Pet owner is also responsible for any damage caused by the Pet to the Condominium or the personal property of another.

7. Leash Requirements

All Pets must be on a leash whenever outside a Unit, unless in an area designated by the Association as a leash-free zone. The Association is not obligated to maintain such an area.

8. Enforcement

Remedies in the event of default include, but are not limited to, the levying of fines, suspension of use rights in the Common Property (amenities), and the filing of a lawsuit.

The Association reserves the right to demand permanent removal of any Pet that has become a nuisance. Before demanding removal, the Association shall provide notice to the Pet owner identifying the events constituting the alleged nuisance and warning that further or continued nuisance behavior will result in removal of the Pet from the Condominium.

No such warning is required before a demand for removal of a Pet that the Board of Directors determines presents a serious risk of bodily injury to Owners, Tenants, Guests or other persons at the Condominium.

9. Grandfathering

To avoid undue hardship, the Board of Directors determined that certain Units should be partially grandfathered and therefore exempt from the restriction prohibiting Tenants from bringing Pets to the Condominium. These Units had historically been advertised and rented as pet-friendly and were believed to have future pet-friendly bookings.

Grandfathering applies only to this specific restriction. All other provisions of these rules and regulations, as amended from time to time, apply to these Units and their Tenants who wish to bring a Pet to the Condominium.

Upon the sale of any of these Units to a third party after February 14, 2020, the date these rules were initially adopted, grandfathering for that Unit immediately terminates.

Units identified in the original adopted rules:

- Unit 109
- Unit 210
- Unit 217
- Unit 316
- Unit 408
- Unit 616