



PET POLICY

ALL ANIMALS, INCLUDING SERVICE AND ESA (Emotional Support Animals) MUST REGISTER @ THE ORANGE HARBOR OFFICE WITH A COPY OF THEIR VACCINATION RECORDS & ANIMAL PHOTOGRAPH (which can be taken at the office)

GENERAL PET GUIDELINES

Pet Categories: Pets shall be categorized as follows:

1. Ordinary household pets shall include dogs, domesticated cats and domesticated birds. All ordinary household pets are permitted, subject to the rules and regulations. ALL OTHERS ARE PROHIBITED.
2. A **total of 2 pets** are permitted. Dogs up to 50lbs and Cats up to 20lbs.
3. The following breeds are **prohibited** in the community by Residents, Renters or Guests. Management reserves the right to refuse entry into the community of any breed of dog or cat considered dangerous that exhibits aggressive behavior. All cats and dogs must have current vaccinations according to local ordinances per the Co-Op's insurance carrier guidelines:

PROHIBITED: Doberman Pinchers, German Shepherds, Great Danes, Rottweilers, Staffordshire Terriers, Presa Canarios, Boerloels, Cane Corsos, Akitas, Bulldog breeds (including Pit bulls), Wolf breeds and Chows or mixes of those breeds.

REQUIREMENTS & RESTRICTIONS

1. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all areas including the private streets in the Community. Proper disposal is in your trash or a designated waste container. Common area trash is not to be used.
2. Pets shall **not** be permitted upon the Common Areas unless they are carried or leashed. **NO PETS IN THE POOL AREA, CLUBHOUSE, LAUNDRY OR OFFICE.**
3. No pet may be chained or leashed to any stationary object left unattended. **This is also a Lee County ordinance.** [Lee County Ordinance](#)
4. Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
5. Commercial breeding of pets is prohibited.

6. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
7. Every female dog while in heat shall be kept confined in the unit by its owner in such a manner that she will not be in contact with another dog or create a nuisance by attracting other animals.

NUISANCES

The following shall be grounds for non-compliance and finding of a community nuisance:

1. Pets running at large
2. Pets damaging, soiling, defecating on, or defiling any private property or the common areas.
3. Pets causing unsanitary, dangerous, or offensive conditions
4. Pets making or causing noises of sufficient volume to interfere with other residents rest or peaceful enjoyment of the property.
5. Causing or allowing any pet to molest, attack or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way, including failing to confine a female dog in heat to prevent attractions of other animals.
6. Using a vehicle as a kennel or cage.

PROCEDURES FOR SOLVING PET PROBLEMS

Any owner concerned with a pet related problem should do the following:

1. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
2. If personal attempts at a solution fail, then a written complaint with photo, should be filed with the Community Manager. The complaint should document this problem as thoroughly as possible. Documentation should include identification of pet(s) involved, a complete description of the problem and/or disturbance, dates and times of the problems and/or disturbances (whenever possible). As well as a brief description of the informal attempts to solve the problem. Pictures are important.
3. The Community Manager will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Community Manager will refer the matter to the Board of Directors. In the event of a pet which causes a serious nuisance or disturbance, the Board may direct that the pet be permanently removed from the property upon the provision of ten (10) days written notice by the Board. Such action may be taken by the Board without convening a hearing.
4. Suspected stray pets should be reported to the Management Office.
5. All bites, attacks by pets or diseased animals should be reported to the appropriate officials prior to notifying the Community Manager.
6. Penalties for violation of applicable County ordinances may be enforced by the County without regard to any remedies pursued by the Association.
7. In the event of emergency **only**, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Community Manager.

8. Residents shall not feed or shelter wild (feral) animals that migrate seasonally through the community. This includes cats, foxes, rabbits, raccoons, pelicans, seagulls and other birds. Most importantly, do NOT feed the alligators and manatees. Florida law prohibits the feeding of alligators and crocodiles. Manatees are protected under the federal Marine Mammal Protection Act of 1972 and by the Florida Manatee Sanctuary Act of 1978. Never disturb, feed, grab, ride, or poke a manatee.

Please Remind Guests of Pet Regulations when visiting.

I have read the Pet Rules and agree to abide by them.

Signature: _____ Date: _____

Signature: _____ Date: _____