

Regulations Concerning Pets in Shipyard Condominium

1. All pets are prohibited generally from the Condominium notwithstanding less restrictive provisions in the Truman Annex Covenants.
2. The keeping of pets may be authorized by the Board of Directors as a conditional license and not a right, subject to the rules and regulations adopted by the Association with respect to same, revocable upon a finding by the Association that such pet is an unreasonable source of annoyance or danger to others.
3. Consistent with foregoing, no animals or pets of any kind shall be kept in any unit or any part of the Condominium Property, except those animals or pets as may be authorized with Board's prior written consent.
4. No animal or birds, other than those generally recognized as house pets shall be maintained in any unit or any part of the condominium property without prior written permission of the association. In all circumstances, such animals and birds must be registered with the Association.
5. Those animals, which may be expressly authorized by the Association, shall be kept as a conditional license, not a right, revocable upon finding, which finding by the Association shall be final, that such an animal is an unreasonable source of annoyance or danger.
6. Owners must provide the Association with proof of current vaccinations against rabies and distemper (dogs), and rabies, distemper and feline leukemia (cats) prior to issuance of license to have the pet within the Condominium. Such proof of current vaccinations must be on file in the Condominium office and must be maintained current.
7. Photographs of the pets must be provided to the Association prior to the issuance of the license.
8. Any attack (bite) by a pet on an owner, resident or guest of the Condominium, or on a pet must be reported to the Condominium office.
9. The Board will issue a written warning to the owner of a pet committing an attack (bite) on an owner, resident or guest of the Condominium, or a pet.
10. The Board may, at the discretion of the Board, require that a pet committing such an attack (bite) on an owner, resident or guest of the Condominium or on a pet of an owner of a unit in the Condominium be removed from the Condominium or muzzled when in the common elements of the condominium.
11. No pet shall be allowed to make unreasonable amount of noise that would constitute a nuisance.
12. Pets are not permitted in the pool area.

13. Guide dogs and support dogs of non-owners will be allowed to reside in the Condominium providing that proof of the required training and current vaccinations is provided to the Condominium office at least one week prior to the arrival of the dog on the condominium property. Such dogs are covered by all of the regulations relative to the presence of pets in the Condominium.
14. Only two (2) pets are permitted in any condominium unit (owners only.)
15. No animals shall be maintained in any Unit without the Association's prior written permission. Only full time residents are permitted to have pets in the Condominium. For those who rent a property, they may bring no more than one pet with them when they have a lease that is for 30 days or longer. All animals must be registered with the Association, including pets belonging to guests. In no event shall any animal be permitted in any portion of the Common Elements unless carried or on a leash. Owners are responsible for immediately cleaning up after their pet. No pets are permitted in the pool area.
16. No structure for the care, housing, or confinement of any such animal shall be maintained so as to be visible from any neighboring property.
17. In no event shall an animal be permitted in any portion of the Common Elements unless carried or on a leash. Leashes are to be no longer than six (6) feet in length.
18. Pets, if permitted, may be walked only in designated areas.
19. Dog waste must be picked up and disposed of properly and promptly.
20. Pets must be regularly treated for fleas.

Violations of these rules will result in \$100.00 fine per day and up to \$1,000.00 per notice.

Owners are encouraged to call the Administrative office 305-296-0556, Press 1 and then 2 to report apparent violations.