

PET POLICY

Lakewood Ridge Townhomes enforces their pet restrictions as per the Governing Documents and Rules and Regulations, which may be amended from time to time - in addition to the Hillsborough County Municipal Ordinances regarding animals. A copy of Commonly Cited Hillsborough County Animal Ordinances and their **Fines for Violations** is attached hereto for reference. In addition to Hillsborough County Ordinance remedies, the Association may pursue in law or in equity for the recovery of damages, or for injunction relief, or both per our Governing Documents and applicable law in the event of a violation or breach, or threatened violation or breach.

NO MORE THAN 2 PETS per unit, no breeding of animals

Pets must be immunized and registered with Hillsborough County

You MUST PICK UP YOUR PET'S waste and dispose of it properly

You are required to keep control of your pet at all times

You must make sure your pet does not disturb other Owners/Occupants

Item 2 of our Rules and Regulations states: *"2. Dog Walk areas are posted throughout the community and must be used. Owners must pick up waste left behind by their pets. Violations are subject to fines per Hillsborough County Ordinance 00-26, Section 14."*

ARTICLE VI, Section 4 of our Governing Documents states: *"Animals. No animals, livestock, or poultry may be raised, bred or kept anywhere within the Property, except that no more than two (in the aggregate) dogs, cats or other conventional household pets may be kept upon any Lot so long as they are not kept, bred or maintained for any commercial purpose. Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately. No pet shall be permitted to run at large outside a Lot. Each Owner and Occupant shall insure that his pet shall not disturb other Owners and Occupants with excessive or repetitive noise. All pets outside a Dwelling shall be properly leashed or shall be kept within an approved fence, shall be otherwise controlled in whatever manner is most practical on or off a Lot, and shall be subject to all applicable local ordinances existing from time to time. No outside animal pen, cage or shelter shall be constructed or permitted."*

Resident(s): _____ **Date:** _____

Address: _____ **Phone:** _____

Type/Number of Pets: Dog () Cat () Other: () _____

Breed: _____ **Color:** _____ **Weight:** _____ **Age:** _____ **Sex:** _____

Breed: _____ **Color:** _____ **Weight:** _____ **Age:** _____ **Sex:** _____

Neutered/Spayed: Yes () No () **Neutered/Spayed:** Yes () No ()

Pet Names: _____/_____

License Numbers: _____/_____ **Expiration Dates:** _____/_____

Please return form to the Association Management Company

Commonly-Cited Hillsborough County Animal Ordinances

Animal Waste Removal Ordinance

[Animal-Waste-Removal Ordinance – Article II Sec. 6-32](#)

Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner.

(Ord. No. 00-26, § 14, 1-1-2001; Ord. No. 13-33, § 5, 12-19-2013)

What it means: If cited for failure to remove animal feces, the fines are **at least \$100 and up to \$500 for multiple violations**.

Animal-at-Large Ordinance

[Animal-at-Large Ordinance – Article II Sec. 6-28](#): “No dog or cat shall be allowed to stray, run or go, at large upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner.”

What it means: A pet can't be off its own property running freely. If off its property, a pet should always be on a leash no longer than 6 feet and under control by its owner. If cited for an animal-at-large, the fines are **at least \$100 and up to \$500 for multiple violations**.

Failure to License/Vaccinate

[Dog, Cat, and Ferret Vaccination Ordinance – Article II Sec. 6-21](#): “All dogs, cats, and ferrets that are four months of age or older must be vaccinated for rabies in accordance with F.S. Section 828.30, as may be amended and owned dogs, cats, and ferrets shall be vaccinated annually for rabies.”

What it means: All pets that are older than four months need to be up to date with their rabies vaccinations, either every year or every three years depending on the vaccine. Follow up with your vet and make sure your vaccinations are up to date. If cited for a failure to vaccinate, the fines are **at least \$100 and up to \$500 for multiple violations**.

[Dog, Cat, and Ferret Registration and License Ordinances – Article II Sec. 6-22](#): “All dogs, cats, and ferrets that are four months of age or older must be registered with the Department. The length of time that such registration will remain valid shall be based upon the type of license purchased, but shall not exceed the expiration of the animal's rabies vaccination.

What it means: All pets that are older than four months need to have a registration tag that is renewed regularly, either every year or every three years depending on your rabies vaccine. Proof of a rabies vaccination, either one or three year version, is required in order to get a tag for your pet. Tags can be purchased through [Hillsborough County Pet Resource Center](#) or with your veterinarian. If cited for a failure to license, the fines are **at least \$100 and up to \$500 for multiple violations**.

Vicious Animals and Aggressive Dog

[Vicious Animals and Aggressive Dogs Ordinance – Article II Sec. 6-27](#): “No person shall allow a companion animal, when unprovoked, to bite, attack, endanger, or inflict injury on a human, domestic animal, or livestock while on public or private property; or chase or approach an individual upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack.

Violations of this section may constitute proof of "prior knowledge of a dog's dangerous propensities" under F.S. § 767.13(2), as may be amended."

What it means: Dogs are not allowed to approach or chase a person/pet making them fear they will be bitten. Dogs are not allowed to bite or attack a person or pet unprovoked. If cited for vicious animal or aggressive dog, the fines **start at \$450**.

Leash Ordinance

[Leash Ordinance – Ch. 38 Article II Sec. 38-26](#): "All domestic animals must, unless otherwise posted, be restrained at all times at a distance of not greater than six feet in length from their owner/handler and must be under the immediate and continuous physical control of such animal's owner/handler by means of a leash, cord, chain, cage, fence or other appropriate restraining device that is of sufficient strength to restrain/contain the animal."

What it means: Any pet when off its own property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, it must be on a leash no longer than 6 feet and its owner must have control at all times. If cited, the fines are **at least \$100 and up to \$500 for multiple violations**.

Nuisance Animal Noise Ordinance

[Nuisance Animals -- Sec. 36-436](#): On May 3, 2017, Hillsborough County Board of County Commissioners passed the Nuisance Animal Noise Ordinance. The ordinance covers any nuisance animal that barks, meows, whines or howls non-stop for 20 minutes or longer with less than 20 seconds of interruption during that 20-minute time period.

Enforcement is handled by the State Attorney's Office and Hillsborough County Sherriff's Office. Pet Resources assists in processing the paperwork during regular hours of operation.

What it means: Nuisance animal noise violations can be enforced as misdemeanors that include a fine of no more than \$500 or imprisoned up to 60 days in jail. Each day a violation occurs or continues, is a separate offense and may be penalized separately. Warnings will be on a case-by-case basis and at the discretion of the State Attorney's Office.

(Ord. No. 17-10, § 2, 5-4-2017)