

HIGHGATE II

PET POLICY & RULES

- A resident may elect to have two house pets not weighing over 35 lbs. each at maturity. It will be up to the owner's discretion to accept a tenant with a pet meeting the criteria. The responsibility for the pet remains with the unit owner.
- A pet agreement must be signed by the unit owner/tenant and on file with the Highgate II association through the FirstService Residential (FSR) management company. A pet deposit of \$100 is required and held in an escrow account by the management company. If the resident moves or the pet dies the pet deposit will be returned if no damage or violation fees are pending or unpaid. If damages or violations occur the pet owner must pay the related fine within 30 days. The owner shall be permitted to replace their pet upon its death if no violations are open.
- All pets must be leashed and supervised when outside the unit. All pet owners are required to pick up and dispose of their animal's waste in a proper manner. If you do not pick up and dispose of the waste properly a notice will be sent to the resident owner. If the practice continues after the first notice, a fine of \$50 will be imposed for each infraction thereafter.
- All pets must abide by Florida Statute 767, Hillsborough County Pet Ordinances and follow the Hillsborough County animal immunization requirements for rabies shots and other vaccinations. Proof of vaccinations is required to be on file with the FSR management company.
- Birds and fish and other indoor non-exotic pets are permitted if they are contained in an appropriate cage or aquarium and do not constitute a nuisance to any other resident/unit owners.
- No unit owner/lessee shall harbor any wild animal in the unit. The term "Exotic-Wild Animal" shall include but not limited to snakes, squirrels, reptiles, insects, rodents, pigs, goats or chickens or larger non-domesticated animals. In addition, the owner or tenant shall not harbor any dangerous breed of dog that may be a danger to others. Dangerous breeds of dogs, cats or exotic wild animals may be identified and excluded by the Board of Directors in its best judgement and discretion. Anyone responsible for a pet allowed in a Unit under this article that is judged to be a nuisance may be fined \$100 for each offense. In the event such pet, as determined by the Board of Directors of this Association in its sole discretion and judgement, becomes a nuisance, permanent removal from the unit may be required.
- All new pet owners will be required to pay the pet deposit and sign the pet agreement when obtaining a pet. All tenants and guests are bound by the same terms and conditions of this agreement. Service dogs, emotional support and therapy animals are exempt from these rules.
- Violators of the rules should be reported to a Street Captain, POC or Director.
- The rules are subject to addition, revision, or deletion through Board of Directors action.