

THE MEADOWS OF TARPON WOODS HOME OWNERS ASSOCIATION, INC.

PET Rules and Regulations

Article IX of the Covenants, Conditions and Restrictions for Tarpon Woods Second Addition (The Meadows) refers, in general, to use restrictions applicable to the lots in the Sub-division, including Paragraph F, specifically covering household pets. Authority is delegated to the Association (through the Board of Directors) to establish specific rules regarding pets.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot or on the recreation areas. Dogs, cats, and other household pets may be kept on Lots and units, subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes. Should any dog, cat, or other household pet be deemed dangerous by its actions, the Association may demand its removal at the sole discretion of the Board of Directors. All pets must be on a leash when off the Lots and waste dispensed of properly.

In order to clearly define pets and the keeping of pets in The Meadows, and to eliminate any ambiguity, your Board of Directors has adopted the following pet rules:

1. Only commonly accepted pets, such as dogs, cats, and caged birds shall be permitted to be owned and kept by residents of The Meadows Community. Wild, stray animals, reptiles, and/or birds are not permitted. No exotic pets or reptiles are to be owned or kept by residents of The Meadows.
2. A total of two dogs or two cats or combination of either type of pet per household shall be the maximum.
3. No pet shall be permitted to roam at large, or be leashed outdoors unattended, or left unattended in screened areas. Pets shall not be sheltered outside the residence building/garage.
 - a. Any dog or cat off the owner's property must be under physical control, such as by means of a leash, harness, or purchased pet cord that is of sufficient strength to restrain the dog or cat.
4. Pets shall not be walked on private property and are not allowed in the pool area including either inside or outside the fenced in area.
5. When walking your dog, please be respectful of your neighbor's property and privacy and keep your dog no more than 6' on either side of the sidewalk.
6. The pet owner shall be responsible for the immediate pick-up of solid waste for removal to his/her residence for proper sanitary disposal. Dumping of such waste into the storm sewers along the curbs is EXPRESSLY PROHIBITED, and violates environmental statutes.
7. Pets shall not constitute an unreasonable nuisance or annoyance to other neighbors.
8. The right to keep pets in The Meadows is a privilege granted by the Covenants and the Board, and by its authority to make rules and regulations the Board may deny that right to any violator of any of the above, at its sole discretion.