

PETS

No pets allowed as rules stand with the exception of assistive animals for people with physical disabilities. These type animals would include seeing eye dogs, hearing dogs and emotional support animals. The Association recognizes the Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act that protect the right of people with disabilities to keep emotional support animals, even when the buildings policy explicitly prohibits pets. Because emotional support and service animals are not "pets," but rather are considered to be more like assistive aids such as wheelchairs, the law will generally require the building or landlord to make an exception to its "no pet" policy so that a tenant with a disability can fully use and enjoy his or her dwelling. So long as the owner or tenant has a letter or prescription from an appropriate professional, such as a therapist or physician, and meets the definition of a person with a disability, he or she is entitled to a reasonable accommodation that would allow an emotional support animal in the apartment. A reasonable accommodation at the Bermuda House will include the following animal restrictions: Except as herein provided, no animals, wildlife, livestock, reptiles or poultry of any kind shall be raised, bred, or kept on any portion of the condominium property. There may not be more than one (1) service or emotional support animal maintained within any one (1) unit which shall be limited in the case of emotional support animals to a dog or a cat, whose weight does not exceed twenty (20) pounds when fully grown (as defined and specifically permitted by the Association., which shall not be kept, bred, or maintained for any commercial purpose and shall not become a nuisance or annoyance to neighbors. Those emotional support animals which, in the sole discretion of the Association, endanger health, have the propensity for dangerous or vicious behavior (such as Pit Bulls or other such similar breeds or mixed breeds), make objectionable noise, or constitute a nuisance or inconvenience to the owners of other units shall be removed upon request of the Board. In no event shall any emotional support animal, which when fully grown would exceed twenty (20) pounds, be kept on any portion of the condominium property. Unit owners must pick up all solid waste of their animals and dispose of such waste appropriately. All animals must be carried when outside the Unit. All persons transporting animals must use the South elevator and if not available the south stairway. A pet carrier is highly recommended. No animals are allowed to be put down on any of the Bermuda House common areas including all outside grounds areas. (Page 2)

No animal may be kept on a balcony when its owner is not in the Unit. Without limitation, any violation of this Animal restriction rules shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the Unit owners and/or require any animal to be permanently removed from the condominium property. No animals shall be maintained in any common area parking garage, storage space, or terrace. This rule shall not prohibit the keeping of fish or a caged household-type bird in a Unit, provided that it does not become a nuisance or annoyance to neighbors. A non-refundable administrative fee of \$250.00 shall be paid for registration, which shall include documentation of annual animal vaccinations as required by Broward County.

Board of Directors