



## CRYSTAL BLUE WATER

### PET POLICY AND RULES

This Pet Policy and Rules applies to all condominium owners, lessees of condominiums, and their visitors or guests at Crystal Blue.

1. Only common household pets will be allowed. There is a list of canine breeds that are not acceptable at Crystal Blue without a written waiver from the Association (see below). The list of prohibited breeds includes dogs that may be visiting residents of the property. Common household pets that are allowed may include dogs, cats, fish, caged birds, caged rabbits, caged rodents, or caged or terrarium confined reptiles. All dogs and cats must be neutered or spayed and proof of same must be submitted to the Association. All dogs must be licensed and proof of licensing must be submitted to the Association.
2. All pets are to be kept inside Resident's unit. Dogs going in and out of the unit must be on a leash and under the Resident's or handler's control at all times while in the common area. Cats will only be allowed outside on a leash and under the Resident's control and supervision.
3. Resident is responsible for ensuring that their pets do not disturb or annoy other Residents or neighbors. Residents whose pets are determined by the Association to be disturbing others must remedy the situation immediately. Chronic or sustained barking is prohibited. A Resident who fails to remedy the situation after two written warnings will be subject to legal action to abate the condition, and will be deemed to be in violation of the Rules & Regulations of the Crystal Blue HOA.
4. Pets may not urinate or defecate on the premises. If a pet defecates on the premises, Resident must immediately pick up feces and dispose of it in an appropriate trash container. Pets may not urinate or defecate on decks or patios.
5. When the Association management has reasonable cause to believe that a pet is alone in an apartment and either the pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet, management will attempt to contact the Resident to remedy the situation. If the management is unable to contact the tenant within a reasonable period, management may enter the Resident's apartment and make

any necessary arrangements for the pet's care, including removal of the pet to a local animal shelter. Resident is responsible for any cost incurred by management.

- 6. Resident shall be liable for any damage or injury whatsoever caused by pet(s) and shall pay the damaged and/or injured party immediately, upon demand, for any and all costs incurred by the damaged and/or injured party as a result of damage or injury caused by pet(s). Resident further agrees to indemnify, hold harmless, and defend Crystal Blue and Crystal Blue's agents and employees against all liability, judgments, expense (including costs and attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by Resident's pet(s).

**PROHIBITED CANINE BREEDS**

The following breeds of dog are not permitted on Crystal Blue property at any time:

- |                                 |   |                  |
|---------------------------------|---|------------------|
| Pit Bulls                       | Rottweilers                                       | Chow Chow        |
| Doberman Pinschers              | German Shepherds                                  | Siberian Huskies |
| Alaskan Malamutes               | Presa Canarios                                    | Akitas           |
| American Staffordshire Terriers | Boxers and Mastiffs                               | Great Danes      |
| Wolf-hybrids                    | Any dog that has any of the above breed's lineage |                  |

Crystal Blue accepts no more than 2 pets per unit.

- Proof of licensing submitted
- Proof of spaying/neutering submitted

Type of pet \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Sex \_\_\_\_\_ Weight \_\_\_\_\_

Type of pet \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Sex \_\_\_\_\_ Weight \_\_\_\_\_

Resident signing below has read, fully understands, and will abide by the above Pet Policy:

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Agent for Association Date

Revised: March 6, 2008