BOCA TOWERS CONDO ASSOCIATION, INC.
PET POLICY
NOVEMBER, 2018

The purpose of this policy is to provide our owners with applicable rules and requirements for ownership of pets. The information is contained in our Declaration, House Rules, and Service/Support Animal Policy, which are incorporated herein.

1. Section XV (1) of our Declaration permits an **OWNER** to keep one cat, or one dog weighing under 15 pounds, or two small birds on the premises.
2. Tenants, lessees, renters, or visitors **MAY NOT** bring an animal into the building, with the exception of service dogs (as defined by the Americans With Disabilities Act) or Emotional Support Animals which have been approved under the Association's policy and applicable law.
3. All dogs are to be registered annually at the Front Desk.
4. Proof of rabies vaccination must be submitted to the Front Desk.
5. All pets must be leashed at all times and are not permitted to run free. The animal must be walked on a non retractable leash providing no more than six (6) feet of slack, and no animals may be tied or tethered to any objects.
6. No pet may create a nuisance to other residents or visitors by unreasonable noise, aggressive behaviors, objectionable odors or any other inconveniences.
7. All pets must be carried or transported from the owner's apartment to the Dog Walk located outside the garage on the north side of the building. **DOGS MAY NOT BE WALKED ON THE BUILDING GROUNDS, IN ANY INTERIOR OR EXTERIOR COMMON AREA, IN THE GARAGE, OR ON THE PARKING DECK.**
8. Dogs are prohibited from the pool deck, patio, quiet zone and lobby.
9. Pets are not permitted in the Lobby and must enter/exit via the garage entrances.
10. Shopping carts used for owners to transport groceries are **NOT TO BE USED FOR DOGS. THIS PRESENTS A HEALTH HAZARD.**
11. Pet waste must be disposed of properly, preferably by using the biodegradable bags provided by the Association at the Pet Waste Stations in the dog walk.
12. Service dogs as defined by the ADA and which are specially trained to provide a life function for disabled owners must have appropriate documentation.
13. Emotional Support Animals as defined by the Federal Fair Housing Act are companion animals that a medical professional certifies as providing a benefit for a person with a physical or emotional disorder. **THEY ARE NOT CERTIFIED BY INTERNET CERTIFICATES, VESTS, OR COLLAR TAGS, AND SUCH EVIDENCE MAY NOT BE ACCEPTABLE.** The Association may provide reasonable accommodation consistent with our Board approved ESA Policy based upon required information submitted to the Office. Such accommodation is for the **affected individual only.** The Association may request annual update of medical certification.
14. Disputes as to the validity of an ESA claim may be referred to our council for resolution.
15. Violation of any portion of this Policy may result in a fine enforceable by summary judgement.