

**FIRST AMENDMENT
TO
LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS
June 1, 2025**

As provided in number 20 of the Rules and Regulations, The Board of Directors of the Association has the right to amend the existing Rules and Regulations, as needed, in order to provide for the safety, harmony, esthetics and protection of the Community.

PETS

The provision in number 5 of the Rules and Regulations regarding pets is amended and replaced by the following provision:

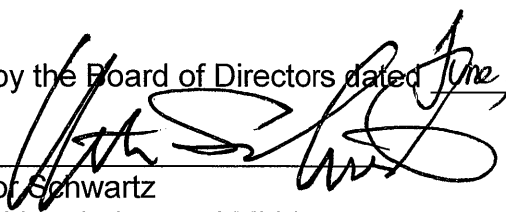
5. Florida Statute allows Support and/or Emotional Support Animals in condominium associations where the State's legal requirements are met. After the Board approves the pet request, the Owner must follow the rules of the Association.

A. These rules are as follows:

- 1) No animal of any kind, other than the documented animal, shall be kept in a unit or allowed upon the Condominium property.
- 2) The Board can withhold approval of a proposed service/emotional support animal for good cause.
- 3) Owners that currently own an animal which is not a documented service animal shall provide the management office with the name and photo of their animal.
- 4) Owners must keep their animal on a leash at all times when outside of their unit.
- 5) Owners must pick up their pet's waste and deposit it in a container in their own unit and or flush it down their own toilet.
- 6) The animal shall not be allowed in any pool area or lobby area at any time. The owner may walk the animal on a leash through the lobby but may not sit with the animal in the lobby.
- 7) The owner shall prohibit the animal from disturbing the peaceful enjoyment of another owner's property such as by barking, lunging, biting crying, or otherwise causing a disturbance.

- 8) All damage that the animal causes shall be paid for by the owner.
 - 9) The owner shall not allow the animal to urinate or defecate on cement, gardens, landscaping, the sides of any structures, roadways, near an owner's unit on the first floor or other common elements other than on a grassy area.
- B. Notice shall be given to the owner via the email on file of any observed violation(s) of the pet rules.
- C. Penalties for violation(s) will be instituted as follows:
- 1) First violation: \$50.00 payable upon notice sent via email provided by owner on file.
 - 2) Second violation: \$100.00 payable upon notice sent via email provided by owner on file.
 - 3) Third violation: The Board will file a formal grievance with the Club and the Master's Association seeking a termination of Club privileges.
 - 4) If an owner refuses to pay any fine, they will receive notice to pay the account in full or their hotwire service will be disconnected until their account is paid in full.
 - 5) The Board may also file a Complaint in Court in the name of the Association to enforce and collect a rule violation fine. In the event any such action is instituted and reduced to a judgment in favor of the Association, the Association shall be entitled to recover its costs and attorney fees incurred in seeking payment of the fine.

Approved and accepted by the Board of Directors dated June, 5th 2025.


Victor Schwartz
President Lakewood Midrise Association