

PETS

A pet is defined as any animal kept by a resident which is not a Service or Emotional Support animal.

1. Requirements

- Residents may own no more than two dogs. A dog may have a mature weight of no more than twenty-five (25) pounds. Or two dogs with a mature combined weight not to exceed thirty (30) pounds.
- The Association requires all of the following to be submitted upon moving in or acquiring a new or additional dog:
 - Recent picture of the animal(s).
 - Proof of all inoculations required.
 - Proof of rabies license tag.
 - Certification from a licensed veterinarian attesting to the mature weight of the pet(s.) No pet may be bred or maintained for commercial purposes.
- Feeding ducks, geese, birds or feral animals is prohibited.

2. Personal Responsibility

- Owners will assume full responsibility for any damage to persons or property caused by their pet(s). A fine will be imposed for violations
- The Owner must immediately remove all animal waste, and must properly clean up after the pet in accordance with any and all provisions of the Association governing documents, including the Rules and Regulations, and any City or County law or ordinance.
- Pet waste must be bagged when deposited into dumpsters or poop stations and may not be tossed in storm drains or the lake. Blind people who use service dogs are exempt from this rule.
- No animal can be left unattended anywhere outside of the Home, at any time. This includes the use of electrical fences, which are not permitted.
- No pets are allowed on the pool deck, except where required by law. Any such animal shall not be allowed to constitute a nuisance or source of annoyance to any other Owner(s) or resident(s) using the pool deck.
- Whenever leaving the dwelling, the responsible party must keep a dog or dogs on a non-retractable leash of no more than six feet (6') in length or placed in an animal carrier, under the complete custody and control of the responsible party at all times, as required by Palm Beach County law. Dogs not leashed or in carriers may be impounded by the Animal Control Division of Palm Beach County.
- A fine will be imposed if pets are in recreation areas or inside buildings or if the owner breaks any of the other rules noted in this section.
- The Board may vote to permanently remove a pet which disturbs the peace and quiet of neighboring households.
- Invisible fences for pets are not permitted. Rainberry Bay has existing General Restrictive Covenants, Pets which states, "Whenever leaving the dwelling, the responsible party must keep a dog or dogs on a leash at all times as required by Palm Beach County law."

3. Nuisances

- If a pet, a service or an assistance animal's behavior constitutes a nuisance as defined in the Declaration of Restrictions, or is otherwise deemed dangerous in the sole discretion of the Board of Directors, the Owner will be required to immediately remove the animal from the premises:
- A "dangerous animal" is any animal which:
 - Has bitten, attacked, endangered, or inflicted injury to any person or animal.
 - Has chased or approached any person or animal in the community in a menacing fashion when unprovoked.
 - Has been classified as "potentially dangerous," "dangerous" or "vicious" by any governmental authority.
- In addition, an animal's behavior is considered a nuisance under the following circumstances:
 - Where the animal causes personal injury or property damage.

- Where the animal makes an excessive amount of noise for an excessive period of time, beyond what is considered normal and reasonable.
- Where the animal is allowed to defecate anywhere on the property, and the responsible party fails to promptly clean up after the animal.
- Failure of the Owner to strictly comply with any provision of these Rules and Regulations will result in automatic revocation of approval of the animal, be it service, assistance or pet, and will require immediate removal of the animal from the premises.

SERVICE / ASSISTANCE ANIMALS

In compliance with both FHA and Florida Statute requirements, Service/Assistance animals are allowed to reside in Rainberry Bay with their Owner. In addition to the requirements for pets, the following apply to service animals:

1. Requirements

- A written request must be submitted to and approved by the Property Manager prior to any service or assistance animal being permitted to enter the property or occupy any lot or home.
- The following information is required to be submitted with the written request:
- Written proof of special needs must be provided to the Property Manager from a treating physician or other health professional who is qualified to make such a diagnosis and who has actually treated the requesting Owner either in person or via tele-med.
- A recent picture of the animal.
- Proof of all inoculations.
- Proof of current rabies tag.
- All medical information submitted to Management in reference to an Owner's disability will be held in strictest confidence and, after review, will be sealed and stored in a safe in the Management Office.
- The Property Manager reserves the right to ask the Board or its attorney to seek further information regarding a submitted request to ensure it complies with Fair Housing requirements and Rainberry Bay rules and regulations.
- The Owner's file will reflect that a service animal resides in the home.
- When an Owner of a Service/Assistance animal no longer resides at Rainberry, the Property Manager must be informed.
- Any remaining residents, such as a spouse, may submit a request to the management office to keep the animal as a pet as they were not the person requiring the Service/Assistance animal.
- Special access or accommodations will no longer apply to the animal.
- If the animal should be removed or die, it may be replaced with another animal that complies with the Rules & Regulations set forth hereunder.

2. Restrictions

- Owners will assume full responsibility for any damage to persons or property caused by their animal.
- Animals may be leashed and walked on the sidewalks and streets of RB and around the lake path.
- Service / Assistance animals are bound by the same rules as pets in regard to the following:
- Whenever leaving home, the Owner must keep the animal on a non-retractable leash of no more than six feet (6') in length or placed in an animal carrier, under the complete custody and control of the Owner at all times.
- The Owner must immediately remove all animal waste and must properly clean up after the animal.
- Waste must be bagged when deposited into dumpsters or trash receptacle and may not be tossed in storm drains or the lake.
- No animal shall be allowed to constitute a nuisance or source of annoyance to any other Owner(s) or resident(s) using the pool deck.
- No animal can be left unattended on any patio or balcony, or anywhere outside of the Home, at any time.
- All items under "3. Nuisances" will apply.