

ROTONDA SANDS CONSERVATION ASSOCIATION
PET AND ANIMAL GUIDELINES

Pet and Animal Guidelines

Reference: Document Library, www.rotondasandsfl.com

March 2020, Restatement of Covenants and Restrictions for Rotonda Sands.

Guideline Updated and Approval: August 14, 2024

Article 9, Section 6. Animals

Purpose for Pet and Animal Guidelines:

The Association has developed guidelines to keep the community as safe and clean as possible while allowing owners the privilege of keeping animals.

Definitions

Service Animals: Florida Statute 413.08 defines an “individual with a disability” as meaning “a person who is deaf, hard of hearing, blind, visually impaired, or otherwise physically disabled”, and a “service animal” as meaning “an animal that is trained to perform tasks for an individual with a “disability”.

Emotional Support Animals (ESA): An emotional support animal is an animal that provides a therapeutic benefit to its owner through companionship.

Pet and Animals Guidelines

These Guidelines apply to all animals including service animals and emotional support animals.

1. Those animals which, in the sole discretion of the Association, endanger the health and safety of the residents or their animals, make objectionable noise, or constitute a danger, nuisance, or inconvenience to other residents, shall be removed upon the request of the Board of Directors. If the Owner fails to honor such request, the animal may be removed by other means.
2. A total of three (3) animals of a normal domesticated household type (such as cats or dogs) may be kept on a Lot.
3. No exotic or aggressive breeds shall be permitted.
4. No reptiles, monkeys, rodents, amphibians, poultry, swine, rabbits, ferrets, or livestock may be kept **outside** on the property. Bee keeping on the property is prohibited.

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5. No animals shall be kept, bred, boarded, or maintained for any commercial purpose.
6. No animals, except approved service animals performing a service, are permitted in any Common Area.
7. Animals must be under handheld leash or carried at all times while outside the dwelling or fenced backyard.
8. Owners may not leave animals unattended in yards, screened porches, or where their noise may bother others.
9. No animal outbuildings are permitted without prior written Board approval.
10. Excrement made by animals shall be removed by owners or handlers immediately, placed in a bag/container, and deposited in the owner's solid waste container.
11. All animals shall be licensed by the County.

Reference: County Ordinance 1-4-27 and County Ordinance 1-4-28

12. Guests may bring animals onto the property with permission from the owner and the owner is responsible for meeting the rules and guidelines. Owners and guests must abide by these pet and animal guidelines.
13. Feeding of wildlife and other animals, especially ducks, bears, panthers, turtles, or fish is expressly prohibited and subject to fining by the Association. Leaving food unattended so that wildlife or roaming animals can easily find it is considered to be feeding wildlife.
14. Any owner or other resident who keeps or maintains any animal shall indemnify and hold the Association and each owner free and harmless from any loss, claim or liability of any kind or character of whatever nature arising from or related to the keeping of such animal with the Association.
15. The Board has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions. The granting of exceptions shall not be deemed to be a waiver of the right to enforce the restrictions in other cases.

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Additional Service and Emotional Support Animals (ESA) Guidelines

Service animals and ESAs must be approved by the Board before the animal can be brought on the Association property. Requests for reasonable accommodations shall be addressed in accordance with the Fair Housing Act. There shall be no fee for the approval of service animals or ESAs. The following is required by the Board for approval of service animals and ESAs:

1. A letter from a licensed healthcare professional supporting the existence of a valid disability requiring a service animal or ESA. The letter must include the healthcare **professional's** full name, valid license number, place of business, and the date of the last in-person care provided.
2. If requesting more than one ESA, the healthcare professional must reasonably support the need for each additional animal.
3. Proof of training for service animals.
4. A copy of up-to-date vaccination records from a licensed veterinarian including the veterinarians full name, valid license number, and place of business.
5. A copy of the current pet license from the County.
6. Proof of current liability insurance for any damage caused by the animal.