



Dear CPST Pet Owner:

Congratulations on being a resident at CityPlace South Tower – a pet-friendly community.

While we recognize the companionship and pleasure that pets provide for some of our residents and strive to ensure a supportive environment for pet owners, we also recognize the need to provide a clean, healthy, safe and pleasant environment for all residents – those with pets as well as those without.

As a pet owner, you are ultimately responsible for the behavior of your pet and any damage caused by your pet. Please familiarize yourself with – and follow – all pet regulations, including the regulation that requires you to clean up any accidents caused by your pet. Failure to follow these regulations will lead to the imposition of a \$100 fine per incident on the pet owner. It is important to note that if you employ a dog walker or pet sitter to attend to your pet in your absence, that individual must be informed about and adhere to these regulations as you are ultimately responsible for any fines they might incur. It is recommended that you leave a copy of CPST Pet regulations for your dog walker/sitter.

Unfortunately, we have experienced incidents of owners leaving pet waste in our hallways, elevators, and landscaped areas around the building. This is unacceptable. Therefore, we ask for your cooperation in abiding by all pet regulations. It will be a happier and safer environment for our two- and four-legged residents alike.

While we're all aware that an occasional accident may occur, all pet owners (as well as residents) are asked to report the incident immediately to staff at the front desk so that the area can be properly cleaned and disinfected.

If your pet is having frequent accidents, we ask that you take steps to find the cause of the behavior and take steps to remedy the situation. Steps might include:

- Checking to see if your pet has a medical condition that can be treated. (If not, then perhaps doggie diapers or taking your pet through the building in a wagon might be a solution.)
- Enrolling your pet in a training (or re-training) class.
- Being more attune and responsive to your pet's call to nature.
- Hiring a pet-sitter/pet-walker (there are several who live or work in the building – check at the front desk) to attend to your pet in the event your work commitments prevent you from getting home in time to relieve your pet.
- Bringing a doggie bag and a small supply of paper towels with you as you escort your pet through the building to get to his/her favorite outdoor spot – just in case.

We want you to enjoy living at CPST with your pet and encourage you to contact the Management Office if you have any questions or concerns regarding pet ownership at CPST!

Thank you,  
CPST Property Manager



## PET REGISTRATION FORM

(Complete one form per pet)

Unit Owner or Resident Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Type of Pet: ☐ DOG ☐ CAT (See below for Restrictions)

Pet's Name: \_\_\_\_\_ Pet's Age: \_\_\_\_\_ Pet's Weight: \_\_\_\_\_ LBS

Pet's License/Tag Number: \_\_\_\_\_

Breed (be specific): \_\_\_\_\_ Description/Color: \_\_\_\_\_

**PLEASE  
ATTACH PHOTO  
OF PET  
HERE**

### RULES REGARDING PETS

To protect the property of CityPlace South Tower and to promote the health, safety and welfare of its residents, the Board of Directors deems it reasonable to reserve the right to decide what animals are considered dangerous and not permitted in the units. Only unit owners or registered residents, whose lease permits pets, will be allowed to have up to two (2) pets on premises. Maximum weight at full maturity for 1 dog is 40lbs. The maximum combined weight for 2 dogs at full maturity is 60lbs.

- The following breeds are not approved by the Board and are not allowed on the Condominium property under any circumstances: Pitbull (or any variation or combination of the Pitbull breed), Doberman Pinscher, Rottweiler, Bullmastiff, Dogo Argentino (Argentinian Mastiff), Akita, Dalmatian, Gull Dong, Perro de Presa Canario, Tosa Inu, Chow Chow, Cane Corso, and any breed considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion), as stated in CPST's Declaration of Condominium. All dogs currently registered with the management office will be grandfathered in. At such times any dogs that are grandfathered pass away, and the resident obtains a new dog, the update policy will apply.
- Registered residents are required to keep their pets on leashes or, within containers when in the common areas of the building and, to insure their pets refrain from disorderly conduct. Pets are not allowed on the pool deck. The Association reserves the right to remove any pets which are disorderly or, not on leashes or, not within containers, through appropriate animal authorities, without notice to the owner of the pet. A violation of the provisions of his paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the applicable owner and/or to require any pet to be permanently removed from the Condominium property.
- Within 30 days of moving into a residence with a pet, unit owners or registered residents must provide the Association with a photo of their pet, its vaccination records and proof of County licensing. Proof of breed may be requested by Management at any time during the pet's residency on the property. The Board reserves the right to decline, or demand removal of any pet for which the above procedures are not followed or which it perceives as a potential threat to the common safety of the general Community.



- **Service dog and Emotional dog must provide a doctor letter.**
- Tropical birds and fish may be maintained in a Unit as domestic pets only, in reasonable numbers, with prior written consent of the Board of Directors. No snakes, lizards or, exotic animals are allowed.

I am aware of **CityPlace South Tower Condominium Association's** Rules, Regulations and Restrictions regarding pets on the property and agree to abide by them.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_