

PROPOSED UPDATE MARCH 8, 2023
SCHEDULE "A" TO BYLAWS
THE COLONY AT SAN JOSE

SECTION (13) Pets belonging to Unit Owners who have signed a pet permission agreement (as formulated from time to time by the Board) and which pets have been approved by the Board will be allowed within the Condominium Property and Association Property subject to the following restrictions:

- (a) No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted upon the Condominium Property or Association Property at any time.
- (b) Owners must register their pets with the Association.
- (c) No animal shall be kept, bred or maintained for any commercial or illegal purpose. Tenants may not have pets. Owners must include this provision in their leases/rentals.
- (d) Each unit shall be allowed to house not more than two dogs, two cats or one dog and one cat so long as the aggregate weight of the pets does not exceed 120 pounds.
- (e) Each animal brought or kept upon the Condominium Property or Association Property shall be at all times on a leash and under the control of a person capable of restraining the animal.
- (f) Each Unit Owner shall promptly remove and properly dispose of all waste matter deposited by their animal upon the Condominium Property or Association Property.
- (g) No animal shall be allowed to constitute a nuisance (example: barking excessively) or be of an aggressive nature breed. Those breeds include but are not limited to the following and any mixes thereof:
 - Pit Bulls
 - Rottweilers
 - Dobermans
 - Staffordshire Terriers
 - American Bulldog
 - German Shepherds
 - Chow Chows
 - Perro de Presa Canario (Canary Dog)
 - Akitas
 - Alaskan Malamutes
 - Wolf-hybrids

- Husky
- Mastiff (or bull mastiff)
- Caucasian Shepherd
- Boxer
- Saint Bernard
- Rhodesian Ridgeback
- Dogo Argentino

- (h) Each Unit Owner owning a pet shall assume full responsibility for personal injuries or property damage caused by his pet, and each Unit Owner hereby agrees to indemnify the Association and all other Unit Owners and hold them harmless against any loss, claim or liability of any kind whatsoever arising from or growing out of any harm, injury, or damage caused by such Unit Owner's pet. A violation of the provisions of this Rule shall entitle the Association to all of its rights and remedies, including but not limited to the right to fine Unit Owners and/or to require any pet to be permanently removed from this Condominium Property upon three days' notice.
- (i) Dogs may not be kept on either patios or lanais unless a responsible adult is present with them. Litter boxes, crates and other containment systems are not allowed on patios or lanais. Cats must be kept inside. There is an active feral cat colony on the Condominium Property. Do not place or leave food outside.
- (j) The Board shall have the right to promulgate Rules further restricting the keeping of pets.
- (k) Unit owners seeking an exception or exemption to this pet policy as a "reasonable accommodation request" for emotional support animal under the Florida Fair Housing Act ("the Act") may be required to provide the Association with information regarding their disability, as is provided in the Act. *See*, 760.27 (2) Florida Statutes.