

For Rules and Regulations to replace the existing Rules and Regulations for pets in their entirety.

ANIMALS:

- 1) Delray Racquet Club Pet Census Form
 - a) All owners or tenants with pets shall complete a Delray Racquet Club Pet Census Form
 - i) The purpose of the form is to allow the Association to keep track of and identify pets living in the Association.
 - ii) While it is a requirement for each animal to have a completed and approved Form, the Form is not an application.
 - b) Pets without a Delray Racquet Club Pet Census Form reside at Delray Racquet Club illegally and are subject to enforcement and potential removal.
 - c) Existing pet owners shall complete the Delray Racquet Club Pet Census Form within a month of the approval of these rules and regulations.
 - d) Submission of the Delray Racquet Club Pet Census Form for new pets shall be upon introduction of the pet to the Association.
 - e) The submission of the Delray Racquet Club Pet Census Form shall be to the office of the Association at 610 Egret Circle during normal business hours.
- 2) Nothing in these Rules and Regulations shall be interpreted as conflicting with the following:
 - a) Florida Statute 760.27 concerning Emotional Support Animals
 - b) Florida Statute 413.08 concerning Service Animals.
 - c) Delray Beach Title 9, Chapter 91 concerning dogs and cats
- 3) Pets in general
 - a) No pet shall be allowed weighing more than 25 lbs.
 - i) All pets shall be weighed in the office when first introduced to the Association.
 - ii) Pets already in residence shall be weighed within a month of the approval of these rules.
 - iii) Pets not yet reaching maturity shall be weighed monthly until maturity.
 - b) Pets shall not be left on an outside patio unattended.
 - c) No reptiles of any kind shall be permitted.
 - d) All pets shall be restricted by the requirements of paragraph 7 below concerning the safety and enjoyment of the community by all residing herein.
- 4) Dogs and Cats
 - a) No dangerous breeds shall be allowed. Dangerous breeds include Pitbulls, Rottweilers, Dobermans, German Shepherds, Chows or any mixes thereof, etc.
 - b) Dogs shall always be leashed, carried or otherwise kept fully under their owner's control when outside the unit.

- c) Dogs and cats shall be licensed and vaccinated in accordance with both the City of Delray Beach and Palm Beach County requirements.
 - d) Dogs shall not be walked, carried or wheeled around the interior of the community.
 - i) The interior of the community is considered any portion of the Association grounds to the rear of the buildings or any portion of the Association grounds between the buildings.
 - e) Dogs must be walked through the parking lots to the exterior of the community for the purpose of urinating or defecating.
 - i) The exterior of the community is considered the grounds on the non-parking lot side of the hedges along Egret Circle, Lindell Blvd, Dotterel Rd, Jaeger Dr, or SW 4th Ave.
 - ii) All dog owners are responsible for the immediate removal of their animal's solid waste.
 - iii) All waste shall be properly disposed of in the trash dumpsters on the ground floors.
 - iv) This paragraph is applicable to emotional support and service animals.
- 5) Emotional Support Animals and Service Animals
- a) Notwithstanding the foregoing, upon request by anyone for an accommodation for an emotional support animal, they will be required to provide reliable information as to their disability and disability-related need for the animal, as well as proof of vaccination and licensure of the animal with the County in accordance with Florida Statute 760.27.
 - b) Upon request by anyone for an accommodation for a service animal, they will be required to provide information that the animal is required because of a disability and identify the work or task the animal has been trained to perform, in addition to providing proof of vaccination and licensure of the animal with the County in accordance with Florida Statute 413.08.
 - c) The foregoing requirements for accommodation may also be extended or expanded to the extent permissible under applicable law.
- 6) In regard to an approved emotional support animal or service animal, any breed, size, weight or height restrictions will not be deemed applicable, and the animal may accompany its owner anywhere the owner would be otherwise allowed to go on common property other than the swimming pool or spa water)
- a) The animal must always be carried or kept on a leash when outside of an apartment such that it is under the control of its owner or any other person who is walking/carrying it.
 - b) The requirements of paragraph 4.e are applicable for all pets outside of the resident's apartment.
- 7) Legal Restrictions
- a) The owner of an animal or any walker/carrier of it shall immediately pick up and remove any solid animal waste deposited by their animal on common property in accordance with 4.e above.
 - b) An emotional support animal or service animal shall not display obnoxious behavior. Obnoxious behavior includes but is not limited to the following:
 - i) excessive barking
 - ii) barking later than 10 pm or earlier than 7 am
 - iii) biting persons or other animals

- iv) jumping on persons or other animals
 - v) displaying aggressive behavior
 - vi) or otherwise negatively impacting on the quiet enjoyment to which other residents are entitled.
- c) In the event of complaints concerning the above
- i) The owner of the animal shall cause the problem to be corrected.
 - ii) If it is not corrected, the owner of the animal, upon written notice by the Association, shall be required to permanently remove the animal from the unit and the Condominium.
- d) An owner of any pet, emotional support animal or service animal shall compensate any other person hurt or bitten, or whose pet or animal is hurt or bitten, by his or her animal and shall
- i) indemnify and defend, including attorney's fees and costs, the Association,
 - ii) hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on or within the apartment or common property,
 - iii) be responsible for any damage caused to the common property by their animal or by an animal owned by any of their tenants, residents, or guests.
- (1) The cost of remediation shall be collectible, lienable, and foreclosable against such owner to the same extent as an unpaid assessment under the Declarations.
- 8) Failure to abide by these Rules and Regulations may result in the issuance of warning and further action.
- a) Real estate and individual owners, who rent privately, shall include the above forms or accommodation documentation in any rental agreement.
 - b) If no rental agreement is required, owners shall be responsible for informing their tenants of these requirements.
 - i) Having no rental agreement does not remove the requirement for having the approved documentation provided to the Association prior to any animal being brought on site.
 - c) Failure to follow these Rules and Regulations will result in further action by the Board of Directors, who may void the lease and/or take other enforcement action.
 - d) Owners who subsequently obtain a pet, emotional support or service animal shall follow the requirements of paragraph 1 prior to introducing the pet to the Delray Racquet Club Association property.
 - e) New owners shall follow the requirements of paragraph 1 prior to introducing their existing pet, emotional support or service animal to the Delray Racquet Club Association property.