

# Brookhaven HOA Pet/ Animal Rules and Regulations

While we all love our pets...pet ownership comes with much responsibility, not only to our pets, but to our neighbors, community and other pets. All dogs in the community must be registered with Brookhaven HOA!

These rules and regulations apply to all pets, service animals and emotional support animals (ESA), except where indicated, and are for the safety and wellbeing of both humans and our animals.

\*Pets are limited to one (1) dog or cat not more than 25 pounds at maturity.

\*\*Dangerous dog breeds, i.e., Pit Bulls, Rottweilers, Doberman Pinschers, Akitas are prohibited.

All dogs are required to be on a leash while outside. Dogs may not be tied up outside and left unattended nor allowed to be left loose outside.

Cats are not permitted to roam. They must be kept inside house, in screened room or outside in a crate, carrier or on a leash. Owners will be fined for each sighting of their cat roaming.

When your dog is being walked (by you or someone on your behalf) you/they are required to pick up after the dog. Failure to do so may result in fines being assessed to the homeowner regardless of who may have been walking your dog.

No animal (pet, service or ESA) may be a nuisance (incessant barking, destructive behavior), a threat to the safety of the community, aggressive toward people or other pets. Owners of repeat offenders will be warned and may be fined. The Board of Directors shall have the authority to cause the removal of any pet, service or ESA in the event it becomes a threat or nuisance.

For tenant occupied villas with a repeat offender, the owner of the property will receive and be responsible for payment of the fine. Owner may then seek reimbursement from their tenant.

All pets, service and ESA's must be licensed and fully vaccinated as required by Pinellas County Code Chapter 14. Documentation required.

Whether your animal is a pet, a service or ESA, it must be registered with Brookhaven HOA. Failure to properly register could result in fine(s).

All dogs or cats which are brought onto the property (pet, service or ESA), must be registered with the Association and approved by the Board of Directors. If an existing dog or cat dies, it may only be replaced with a dog or cat in accordance with the terms of this provision. Contact Ameri-Tech Community Management, Inc. or e-mail at [jmyrthil@ameritechmail.com](mailto:jmyrthil@ameritechmail.com), and request an application/registration form, complete and return with all required documentation and the application/registration form. Failure to provide all requested information/documents may result in the application being rejected. At the very least, the review process will be delayed until we receive all requested information.

Tenant occupied villas must have both owner and tenant signatures. Provided all information/documentation required on registration form is promptly received, the process will go quickly. All required documents/information not provided may result in a rejection. At the very least, the process will be delayed until we receive all information and documents requested.

\*Weight limit does not apply to service or ESA's with proper documentation. All other rules apply.

\*\*Prohibited dogs breeds do not apply to service or ESA's with proper documentation. All other rules apply.

**Brookhaven HOA Board of Directors reserves the right to revise/update its Pet Rules and Regulations from time to time as necessary.**