

**45 Ocean Condominium Association, Inc.**  
**APPLICATION TO KEEP PET IN CONDOMINIUM UNIT**

**Date of Application:** \_\_\_\_\_

**Pet Owner Name:** \_\_\_\_\_

**Owner Unit Number:** \_\_\_\_\_

**Type & Breed of Pet:** \_\_\_\_\_

**Name of Pet:** \_\_\_\_\_

**Age of Pet:** \_\_\_\_\_

I, \_\_\_\_\_(Owner) acknowledge that I have read the attached 45 Ocean Condominium Association's House Regulations regarding Pets and do hereby agree to fully abide by said regulations as they currently exist along with any future modifications thereto. Further, I hereby agree to indemnify the Association and hold it harmless against any loss or liability arising from my right to have an animal on the Association's property.

\_\_\_\_\_  
Owner Signature

**The following are attached hereto:**

\_\_\_\_\_ \$1,000.00 Pet Deposit

\_\_\_\_\_ Picture of Pet

\_\_\_\_\_ Florida Veterinarian's Certificate as to Pet-Breed's weight at maturity and its current medical records.

\_\_\_\_\_  
Approved By:

\_\_\_\_\_  
Date

**45 Ocean Condominium Association, Inc.**

**House Regulations**

**X. Pets (As Amended By Board of Directors March 13, 2014)**

1. Apartment owners **ONLY**, no renters or visitors, may keep in their apartment at any one time, either one domestic cat, or two small birds or one dog not more than fifteen pounds when fully grown, and then only under the regulations promulgated by the association from time to time. ONLY those animals mentioned above will be permitted on Association property. NO other type animal is permitted. Owners may not lease their apartment to lessees with pets.
2. All owners that have a pet as stated above must register their pet with the Association office. An application form requesting approval to have a pet must be completed prior to a new pet owner being permitted to have a pet in their unit. Existing owners who have a pet must complete the same application mentioned above within thirty days of being notified by the association. The application must include a picture of the pet and a Florida Licensed Veterinarian's Certification of the weight of the pet's breed at maturity and the pet's current medical records. This form must be signed by the pet owner attesting to the accuracy of the information.
3. A security deposit of \$1,000.00 must be posted by a dog owner, given to the general manager to be held in 45 Ocean condo account for the term of the dog living on the property. Any damages done or costs incurred as a result of the dog on the property will be deducted from the security deposit and the security deposit must then be funded by the dog owner back to its original sum of \$1,000.00.
4. Pets must be carried or transported in a pet stroller in all common and parking areas. No pets are allowed in the pool and recreation areas.
5. **STATE LAW PROHIBITS PETS IN THE POOL AREA**, therefore, Pets must be taken to and from the beach on either the north or south side public walkway.
6. If a pet becomes obnoxious to other owners by barking or otherwise, upon three days written notice by the Association the owner must cause the problem to be corrected or, if not corrected, the owner will be required to immediately remove the animal from the premises.
7. All owners **MUST** inform their guests that they cannot bring pets on to the Condominium property.
8. Pets are not permitted on the balcony when the owner is not at home.
9. Pet owners when entering an elevator must ask permission to enter the elevator if passengers are already on the elevator. If anyone objects, the pet owner must wait for the next elevator.
10. Pet owners **MUST** sign an "Indemnification Agreement". By purchase of their apartments, pet owners agree to indemnify the Association and hold it harmless against any loss or liability arising from the owner's right to have an animal on the Association's property.
11. When a pet is taken out in wet weather, the owner must dry off the entire pet before entering the building.
12. In so far as practicable, pets must be walked along A1A and curbed away from landscaped areas. Owners must clean and remove any waste. Owners violating Highland Beach Ordinances may be subject to a citation from Highland Beach authorities.
13. All cats and dogs must be spayed and neutered by six months of age.
14. Cat litter must never be disposed of in toilets nor dropped down trash chutes unless securely bagged for proper disposal.
15. Pet owners must immediately clean any accidental mess or damage created by their pet and return the affected area to its original state.
16. All pet garments, bedding and material used for pets **MUST NOT** be washed or dries in our laundry machines.

**Copy Received:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date