

Lagoon Run Condominium Association, Inc.

Pet Policy

Only Unit Owners are allowed to have pets on the property. All pets must be registered. Family, Guests and Renters are not allowed to have pets on the property.

A "PET" by definition for the Lagoon Run policy is any domesticated dog (canine) or domesticated cat (feline)

Any animal not defined above is not allowed on property.

Screening/Registration: (Registration form is on last page of this document)

Pet Owners must complete a Pet Application Form before the pet can be present on the property. **No pet is allowed on the premises without proper registration.** Registration for pets is managed by the Condominium Management Company (Coastline). A specific color leash/collar will be given to the owner once the pet is properly registered and this must be used when the pet is outside of the unit as proof of proper registration.

Rules and Regulations:

- ONLY UNIT OWNERS are allowed to have pets on the property.
 - Unit owners are defined as those that name appears on the deed of the unit
 - In the event a unit is owned by a corporation or LLC etc..., only the named voting party is allowed to have pets on the property.
 - In the event a unit is owned by several families named on the deed, any of those individuals named on the deed may have pets.
- The UNIT OWNER as defined above, MUST be in residence on property while pet is on site.
 - The owner cannot leave the pet in the possession and responsibility of any immediate family, children, aunts, uncles, parents, grandparents, friends, renters, guests and be away from property with the exception of daily routine tasks.
- Immediate family, children, aunts, uncles, parents, grandparents, friends, renters, guests are not allowed to have pets on the property. If your name does not appear on the deed you cannot have a pet on property.
- Pets are allowed in the owner's unit.
- Pets are allowed on all grassy areas of the property with the exception of the middle courtyard. It is recommended pets go to the bathroom on the Southwest side grass area between Beach Blvd and the boat parking areas.
- Owners are responsible for cleaning up after their pet and discarding securely bagged pet droppings. (bagged and dumped in garbage)
- Pets are not to be left unattended on balconies or patios. (this is very important especially if your pet is a dog that barks a lot)
- There is not a limit to the size of the pet, just be sure it is well behaved.
- Pets in transit on the walkways must be carried, restrained or on a leash.
- Pets can use the elevator only if it is not occupied by owners or guests who may be afraid of the pet. If the elevator is occupied or becomes occupied, then the pet & owner must exit and wait for an empty elevator or use the stairs.

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- Owner's who rent are responsible to ensure their family, guests, renters, etc understand pets are not allowed on the premises.
- Pets are not allowed in the swimming pool area.
- Pets are not allowed on the dock/pier.
- Pets are not allowed in the middle grass common area.
- Emotional support animals are not allowed.
- Owners who have Service dogs must register per this policy
- Guests who have service animals as defined by the ADA are requested to notify Coastline prior to their arrival. (Coastline phone number: 251-948-7001) Per ADA requirements:
 - A service animal is a dog that is individually trained to do work or perform tasks for a person with a disability.
 - The service animal must be allowed to accompany people with disabilities in all areas of the facility where the public is normally allowed to go. This means a service animal can accompany its owner in the elevator, pool area and pier/dock.
 - Service animals must be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices. In that case, the individual must maintain control of the animal through voice, signal, or other effective controls
 - Note: Neither the ADA nor Alabama's service animal law includes what some people call "emotional support animals": animals that provide a sense of safety, companionship, and comfort to those with psychiatric or emotional disabilities or conditions. Although these animals often have therapeutic benefits, they are not individually trained to perform specific tasks for their handlers. Under the ADA and Alabama law, owners of public accommodations are not required to allow emotional support animals, only service animals.

Nuisance:

An owner is responsible to ensure that their pet does not become a nuisance to other owners and guests. A pet becomes a nuisance when:

- Pet's behavior causes personal injury or damage
- Pet makes noise continuously and/or incessantly for a period of 10 minutes or more and disturbs any person at any time of the day or night (check local animal nuisance laws)
- Pet relieves itself on walls, floors, or any common areas
- Left unattended in unit and continuous barking occurs.

Enforcement:

- Any resident who observes an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, then they will be asked to remove the pet. The security company and Coastline can aid in such instance.
- **Cost of infraction is \$150.00 fine to the Unit Owner per pet / per occurrence / per day**

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Registration Form

Registration Requirements (provide to Coastline Management Company -bettyg@coastlinemgmt.com)

1. Provide Name of Pet(s): _____
2. Provide Owner Unit No.: _____
3. Owner Name: _____
4. Provide documentation of shots and flea prevention
5. Provide picture of pet
6. Pets must have their own personal noticeable tag or collar.
7. Cost of Registration is \$50.00 per pet (make payable to Lagoon Run Condominium Association)