

Oakridge V Condominium Association, Inc.

Pet Request Package

- 1. No dogs are allowed in Oakridge V unless required under ADA/FHA.**
2. Read package completely before completing Pet Request Form.
3. For the Board to consider your request, you must complete the Request Form and attach:
 - a. Current pet/animal photo**
 - b. Copies of all licenses (municipal, county, state)**
 - c. Signed indemnity agreement (provided in the package)**
 - d. If you have liability insurance coverage for your pet/animal, please provide proof with application.**

If your request is approved, your receipt of written approval required to bring the pet/animal on property may be contingent upon your providing other documentation, including but not limited to proof of liability insurance. If liability insurance coverage for your pet/animal is required and you have not provided proof with application, you will be notified.
4. Email completed Request Form, indemnification and all required documents to Oakridge V Property Manager.
5. Once all application information is received, the Property Manager will place on agenda of next regularly scheduled Board meeting.

No animal is allowed on property at any time without prior written approval.

Oakridge V Condominium Association, Inc.

Pet/Animal Consent Request Form

No dogs allowed unless required under ADA/FHA. Other pets/animals decided on case by case basis. No animal allowed on property at any time without prior written approval.

DATE: _____ Unit #: _____ Owners Name: _____

Check ONE Application BOX that applies to consent you seek (either PET/AMIMAL or SERVICE ANIMAL):

[] Application for pet/animal: In compliance with By-Law article 12, section p, I am applying to have a pet/animal that may be allowed with Board permission and DOES NOT REQUIRE, for any reason, to walk or be walked at any time outside my unit on condominium property.

[] Application for legitimate "Service or Support" animal due to a documented physical, mental, emotional impairment affecting my major life activities. (Please attach all proper documentation of needed.)

Species & Breed: [] Bird [] Cat [] other (specify) _____ Breed: _____

Current Height (inches): _____ Weight (lbs): _____ Color: _____ Age: _____ Name: _____
At maturity, if different that above: Height (inches): _____ Weight (lbs) _____

Veterinarian Information:

Name: _____

Address: _____

Phone: _____

Vaccinations of pet/animal: Date: ___/___/___ Type _____

Date: ___/___/___ Type _____

Date: ___/___/___ Type _____

Incident reports generated by any agency relative to the pet/animal in the last 24 months (attaché copy):

Explain: _____

Please attach current pet/animal photo, copies of all licenses (municipal, county, state), signed indemnity agreement. If proof of liability insurance and/or other information is required, you will be notified. One pet/animal per form.

By signing, I agree to uphold all Association Pet/Animal and Nuisance By-Laws, Policies and Rules.

Signature: _____ Print Name: _____ Date: ___/___/___

PLEASE NOTE: Only after receipt of written approval may you bring pet/animal on Oakridge V property. All other properties within the village are private property, owned by entities separate and apart from Oakridge V. What is agreed to in this consent applies to Oakridge V ONLY and has no applicability to any other association or other village property.

Submit all requirements to Property Manager. Requests taken up at next regular Board meeting.

DO NOT WRITE IN THIS SHADED SPACE. FOR BOARD USE ONLY.

[] Board Approved [] Disapproved (Reason): _____

Signature: _____ Title: _____ Date: ___/___/___

Please keep a copy for your records.

Animal Indemnification Agreement

I, _____, residing in Unit _____ agree to fully indemnify and hold harmless Oakridge V Condominium Association, Inc., the Board, its officers and employees and agents from any and all claims arising out of the ownership or presence of my animal while on Association property and further fully agree to completely reimburse and pay any and all claims due to injury or property damage brought as a consequence of my action or that of my pet/animal causing such damage.

Signature: _____

Print Name: _____

Date: _____

Rule 10. PET/ANIMAL POLICY:

- a. NO DOGS will be approved in Oakridge V unless required under ADA/FHA.
- b. Any unit owner or other requesting approval of a pet/animal must submit Oakridge V Pet/Animal Request Form and all required attachments to the Board and receive written approval **PRIOR** to the pet/animal being allowed anywhere in or on Association property.
- c. With exception of those legally required, no pet/animal is allowed to walk or be walked at any time outside a unit on condominium property and must be fully contained and enclosed within a pet/animal carrier when outside the unit at all times when on any and all limited common and common association property including elevator.
- d. NO ANIMAL is allowed outside of the resident's unit at any time unattended.
- e. For legally required and approved dogs, the back lawn of the association property, not to exceed the sides of the physical building, is currently designated for dog waste discharge. Owner will be responsible for using that area ONLY and be responsible for cleaning up and ensuring all waste is removed from Association property and properly disposed of in a appropriate waste container. ADA Working Service Animals will be harnessed, leashed or tethered at all times when on any and all limited common and common association property, including when using the back lawn for waste discharge. All FHA assistance dogs must be fully contained and enclosed within a pet/animal carrier when outside the unit at all times when on any and all limited common and common association property, including to transport approved animal to the back lawn for waste discharge, during which time the dog must be harnessed, leashed or tethered at all times.
- f. If a pet/animal is being requested due to impairment and/or disability the applicant may be required to submit medical documentation from a Florida licensed physician documenting the disability and/or the need for the pet/animal. Additionally, the applicant may be required to execute an authorization allowing the Board and/or its legal counsel, to obtain medical records directly from the medical practitioners substantiating such disability and/or need for the pet/animal. All information acquired by the Association will be kept confidential.
- g. The pet/animal owner shall be required to execute a document agreeing to fully indemnify and hold harmless the Association, the Board, its officers and employees and agents from any and all claims arising out of the ownership or presence of the pet/animal while on Association property and further fully agree to completely reimburse and pay any and all claims due to injury or property damage brought as a consequence of any action of a homeowner or a pet/animal owner's pet/animal causing such damage.
- h. Unless waived by the Board, the pet/animal owner must maintain a liability insurance policy to cover and protect any injury and/or damage arising from the ownership or presence of the pet/animal on the Association property.
- i. Owners will not allow any pet/animal to become a nuisance or interfere with the peaceful enjoyment of the other members of the Association, including but not limited to loud song/call, bark, unattended, untethered, etc.
- j. All unit owners and pet/animal owners will be responsible for ensuring the pet/animal does not exit the unit at any time nor have the ability to interfere with or cause harm to any Board member and/or Association agent when exercising their legal right to enter a unit at any time deemed necessary and as further outlined in the controlling documents of this Association.
- k. The Association may revoke the right for a unit owner or occupant to maintain a pet/animal at any time with written notice and demand that the pet/animal be removed. Upon receipt of such the pet/animal will be permanently removed from the Association property and common elements within seven (7) days with the unit owner and pet/animal owner verifying in writing that said pet/animal has been removed.
- l. The Board has sole discretion and authority to deny or restrict, for any reason (i.e., including but not limited to size, breed, type, etc.), an applicant's request to have a pet/animal. No other person may bring or allow a pet/animal to be brought into or onto Association property or on or in any unit or the grounds of Century Village East, be it a relative, heir, guest, contractor, agent, invitee, at any time for any reason.