

## **SCHEDULE 1**

### **PET POLICY**

In an effort to accommodate those Owners who are permitted to bring their dogs to the Project and to minimize the impact to the other Owners and Occupants in residence, the following policies and procedures will apply:

1. Only domesticated housebroken dogs are allowed in the Project. Two (2) dogs maximum per reservation are allowed. The dog(s) must be registered, licensed and inoculated as may be required by the Board of Directors or local law from time to time. Owners taking advantage of Resort Privileges are not allowed to bring their dog(s).
2. The Association has designated or will designate certain Units for dog occupancy. Owners must note any request to bring a dog with their reservation. The Owner will be assigned to the designated Unit only if the designated Unit is available in accordance with the standard reservation procedures. If the designated Unit is occupied during the times available to the Owner, the Owner may not occupy another Unit with a dog.
3. Dogs shall not be allowed outside of the Unit unless restrained by a suitable leash or enclosure and under the direct control of the dog's owner. Dogs are prohibited from all common areas, including elevators, aquatics, fitness center, spa facilities and the lobby. Dogs cannot be left unattended inside vehicles on resort property, including in the parking garages. Failure to abide by these rules will result in a fine being assessed for the first occurrence. The second occurrence will result in the dog being removed from property and not allowed to return.
4. All dog owners shall immediately clean up after their dogs and dispose of their dogs' refuse in a suitable container as defined from time to time by the Managing Agent. Dogs must be kept clean and groomed at all times. All refuse or damage caused by a dog inside the buildings of the Project, and in non-designated areas outside the buildings, must be immediately reported to the Association so that the area can be cleaned or repaired. The Owner permitted to bring a dog is responsible for all loss, liability and damages caused by the dog, including without limitation, damage to grass, shrubs, trees or any other portion of the Common Elements.
5. No dog may be permitted to create any inconvenience, noise, safety concern or disturbance on the Project.
6. Dogs may not be left unattended on a Unit's balcony, deck or terrace at any time. Dogs may not be left unattended on the Project (including within a designated Unit) for more than four (4) hours at a time.
7. Members are to notify housekeeping of a convenient time for service. Housekeeping will access the Unit only when the dog is attended by the Owner or out of the Unit.
8. The Association reserves the right to ask Owners to remove their dogs from the Project if complaints are received and, in the Association's sole discretion, after reasonable

investigation and review of such complaint by the Manager of the Association, such dog is found in violation of this policy.

9. The Owner permitted to bring a dog shall be responsible for and obligated to pay all costs and expenses incurred by the Association in connection with extraordinary cleaning, repairs, replacement, maintenance or alterations caused by the dog (whether such permission to keep the dog on the Property was appropriate or not) within ten (10) days upon demand. In the event prompt payment is not made, the Association shall have all remedies under the Declaration and these Rules and Regulations, including the power to assess an individual Owner exclusively for such costs.