

Sea Coast Gardens II and III
Pet Policy
September 2022

The purpose of this policy is to provide standards to ensure the best possible environment for pet owners and non-pet owners alike.

The Sea Coast Management No. 2 Association and the Sea Coast Management No. 3 Association Pet Registry has been established for all pets residing permanently or temporarily on the Sea Coast Gardens II and Sea Coast Garden III premises. Permitted pet owners must register their pets before occupying the unit. The Association's management company, will maintain the Registry and enforce the following guidelines.

1. Unit Owners are permitted to have pet, but pets are limited to domesticated dogs, cats, caged birds, caged rodents, fish, and turtles.
2. Tenants and guests are not allowed to bring pets, other than Emotional Support Animals or Service Animals, onto Sea Coast Gardens II and Sea Coast Gardens III premises. Notwithstanding the foregoing, a guest shall be permitted to bring pets onto the Condominium Property if the Unit Owner is residing in the Unit while the guest is staying in the owners Condominium Property. Units in violation of this policy will be subject to fines.
 - a. Emotional Support Animals are animals that bring comfort to help relieve a symptom or effect of a person's disability. Emotional support animals are allowed under guidance of the Fair Housing Act and must have an ESA letter from a licensed medical professional presented to management and documented in the Association Pet Registry.
 - b. Service Animals are working animals that are trained to perform tasks that assist disabled persons. Service animals are allowed under the Americans with Disabilities Act.
 - c. Please be advised of the following statutes:
 - i. Section 413.08(9), Florida Statutes, states, in relevant part:

A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal... commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 and must perform 30 hours of community service for an organization that serves individuals with disabilities, or for another entity or organization at the discretion of the court, to be completed in not more than 6 months.
 - ii. Further, Section 817.265, Florida Statutes, states:

A person who falsifies information or written documentation, or knowingly provides fraudulent information or written documentation, for an emotional support animal under s. 760.27, or otherwise knowingly and willfully misrepresents himself or herself, through his or her conduct or through a verbal or written notice, as having a disability or disability related need for an emotional support animal or being otherwise qualified to use an emotional support animal, commits a misdemeanor

of the second degree, punishable as provided in s.775.082 or s. 775.083. In addition, within 6 months after a conviction under this section, a person must perform 30 hours of community service for an organization that serves persons with disabilities or for another entity or organization that the court determines is appropriate.

iii. Section 456.072(1)(pp), Florida Statutes, provides that it is grounds for discipline against a medical professional for:

Providing information, including written documentation, indicating that a person has a disability or supporting a person's need for an emotional support animal under s. 760.27 without "personal knowledge" of the person's disability or disability-related need for the specific emotional support animal.

The legal documentation for an Emotional Support Animal shall be submitted to the SCG office at time of reservation but no later than 48 hours prior to the animal's arrival to allow the Association and/or Association's legal counsel sufficient time to conduct a meaningful review of the request. No Emotional Support Animal will be permitted on the Condominium Property until it has been approved.

3. Absolutely no pets, other than Service Animals and Emotional Support Animals, are allowed in the Pool Area, Beach Deck, Courtyard or Landscaped Areas. Dogs are to be walked directly off property or to vehicles and must be on a leash no longer than 8 feet.
 - a. No animals other than Service Animals are allowed on the beach in accordance with Volusia County Code, Section 20-113.
4. No pet shall be allowed to become a nuisance or create any unreasonable disturbance including, but not limited to, unruly behavior causing personal injury or property damage, continuous or incessant noise, aggressive or dangerous behavior, being conspicuously unclean or parasite infested. Should this occur, the Board shall have the right to demand removal of the pet from the Condominium Property, even if the pet belongs to a Unit Owner. In addition to the foregoing reasons, if the owner of a Service Animal or Emotional Support Animal fails to immediately and properly dispose of excrement or waste (so long as the disability permits it); or fails to comply with all state and local ordinances and statutes related to the animal (including any required licenses or tags), the Association reserves the right to withdraw its approval of the Service Animal or Emotional Support Animal.
5. No pet shall be left unattended on a balcony.
6. Owners shall be responsible for any property or premises damage caused by their pet.
7. The Board of Directors has the authority to levy and collect fines for violations of the rules pertaining to pets and to collect amounts necessary to repair or replace damaged areas or objects.