



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

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**PENNOCK PRESERVE PROPERTY OWNERS' ASSOCIATION, INC.
PET REGISTRATION**

Date: _____ Owner: _____ Tenant: _____

Name of Homeowner(s): _____

Name of Tenant(s): _____

Property Address: _____

Tenant(s) who are applying must attach a current executed copy of your lease agreement, stating specifically allow pet(s)/animal(s) are permitted on the premises.

A. Please indicate type of pet(s)/animal(s), including service animals. Attach a recent picture of your pet(s), taken within the last six (6) months, and accurately show the pet(s)/animal(s) as of the date of this registration.

I. Type of Pet(s): _____ **Weight:** _____ **Color:** _____

Breed: _____ **Tag Number:** _____

II. Veterinarian Reference:

(Please attach a current certificate of vaccination/health certified by a licensed veterinarian within the past thirty (30) days.)

Name: _____ **Phone No.:** _____

Address: _____

B. By submitting this registration application, Resident understands and agrees that the pet(s)/animal(s) is subject to the association's governing documents, including but not limited to association's Declaration of Covenants, Conditions and Restrictions and its Rules and Regulations and all state and local laws. Accordingly:

1. The Resident(s) may have no more than three (3) acceptable pets or animals (service animals shall be included) per dwelling and do not constitute a nuisance. The Resident agrees that only the pet(s) described and named above, and which qualify as acceptable pets pursuant to the association's governing documents and rules and regulations can occupy the premises. Acceptable pets are defined as dogs or cats, except that, subject to the below grandfather provisions, at no time may the following breeds be allowed: Doberman, Pit Bull, Rottweiler, Chow-Chow or German Shepherd, unless said dog is classified as a "service animal" nor may any dog which is a known "biter" regardless of breed be allowed to be kept on the property or in any unit, and about which Resident(s) shall truthfully make the below referenced warranties. No additional or different pets are authorized under this agreement.

Grandfather Provision. Residents who have pets which now violate the above pet criteria but which otherwise at the time of approval of the amendment to the current Rules and Regulations as recorded on June 6, 2003, at Official Record Book 15331, Page 1107, Public Records of Palm Beach County, Florida, shall comply with the terms of the association's pet restrictions on the earlier of the following occurrences: (1) the death of the pet (in which case said pet shall not be replaced by one that would be in violation of the current provision), (2) upon the sale of the unit or (3) upon the expiration of the current lease (should a current tenant have a pet that would be virtue of the current rules be in violation they can renew their lease but the violating pet must not remain on the premises). Grandfathered pets are subject to all other provisions of the Association's governing documents and rules and regulations. Failure of a resident to abide by the terms of this grandfather position will be deemed in material breach of this agreement.

2. When outside the unit, all pet(s)/animal(s) must be on a leash which is attached to the pet/service animal and in direct physical control of a person capable of controlling such pet/service animal at all times and the pet(s)/animal(s) will not be left unattended at any time.
3. The pet(s)/animal(s) will not cause danger, threat to any person or other pet, nuisance, noise, health hazard, or soil the premises, grounds, common areas, walks, parking, landscaping, or gardens. Resident agrees to clean up after the pet(s)/animal(s) and agrees to accept full responsibility and liability for any damage, injury or action arising from or caused by his/her pet(s)/animal(s). Resident agrees that if their pet/animal becomes annoying, bothersome, or in any way a nuisance or disturbance to other Residents or to the operation of the association, the Resident will immediately, upon notice from association remove the offending pet/animal from the premises.
4. Resident agrees to register the pet(s)/animal(s) in accordance with local laws and requirements, and to immunize pets in accordance with such local laws and requirements.
5. Resident warrants that the pet(s)/animal(s) have no history of causing physical harm to persons or property, such as attacking, biting, scratching, chewing, etc. and further warrants that the pet(s)/animal(s) have no vicious history or tendencies.
6. Resident shall be responsible for any damage created by a pet/animal to association property.
7. Resident acknowledges that it is unlawful and in violation of applicable laws or ordinances for a person who owns or controls any dog to permit such dog to run at large within the corporate limits of the city, and that any dog running at large shall be subject to being picked up by any city police officer, public health officer or the Humane Society of the appropriate jurisdiction. If not claimed within 48 hours after being picked up, said dog shall be turned over to the county dog pound, and subject to certain expenses set forth in appropriate Ordinances. In addition, no pet/animal will disturb another Resident or person.
8. Resident understands and agrees that each year the pet/animal is kept on the property; a valid certification from a licensed veterinarian shall be submitted to the association showing that the pet/animal has current vaccinations.
9. The Resident acknowledges in writing that Resident will comply with the guidelines established by the association regarding pets.

10. If Resident fails to comply with these requirements by failing to have his/her pet(s)/animal(s) registered (this shall include but not limited to replacement pets) and approved in advance or has a pet on the property or premises without approval and is later discovered, (whether the pet belongs to Resident or another), then the association shall have the right to remove such pet/animal immediately without notice. If any action is necessary to remove the animal, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.
11. The pet/animal shall not be deemed approved until Resident receives a written confirmation from the association approving same.
12. If any action is necessary to require compliance with this agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.

C. Association and Resident agree, notwithstanding initial compliance with the pet registration, that should Resident receive written notice from Association that a pet/animal is deemed undesirable, for whatever reason, Resident shall forthwith remove the undesirable pet/animal from the premises. Any failure to remove the pet/animal after written notice shall be a material breach of this agreement.

D. Disapproved pets/animals shall not be allowed to re-enter the property or the premises.

E. Any approval of a pet given by Association to Resident, prior to or after Resident takes possession of his/her premises, shall be strictly subject to the terms of this agreement/registration, and any such approval given shall require compliance herewith notwithstanding the fact that this addendum may not be resigned after a pet is approved or added.

Print Resident Name

Dated

Resident Signature

Dated

APPROVED THIS _____ DAY OF _____, 20_____.

BY: PENNOCK PRESERVE PROPERTY OWNERS' ASSOCIATION, INC.

By: _____
Authorized Signature

Print Name and Title