



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

Ph: (561) 641-8554 / Fx: (561) 641-9448

**SANTA CRUZ HOMEOWNERS' ASSOCIATION, INC.**

**PET REGISTRATION**

Date: \_\_\_\_\_

Name of Unit Owner(s): \_\_\_\_\_

Name of Tenant(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

**Check One:**                      ☐ **Owner**                      ☐ **Tenant**

**A.** Please indicate type of pet/animal, including service animals. Attach a recent picture of your pet, 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. Pet(s) is limited to one (1) common household pet. No pet may be kept for the purpose of breeding or for any commercial purposes whatsoever. No other animals, livestock or poultry of any kind shall be kept on any portion of the property.
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 always controlling such pet and the pet/animal will not be left unattended at any time.
3. Resident agrees to register the pet/animal in accordance with local laws and requirements, and to immunize pets in accordance with such local laws and requirements.
4. Resident shall be responsible for any damage created by a pet/animal to association property.

5. The pet/animal 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/animal and agrees to accept full responsibility and liability for any damage, injury or action arising from or caused by his/her pet/animal. 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 remove the offending pet/animal from the premises within 48 hours upon written notice from the Board of Directors. Any failure to remove the pet/animal after written notice shall be a material breach of this agreement.
6. 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.
7. The Resident acknowledges in writing that Resident will comply with the guidelines established by the association regarding pets.
8. If Resident fails to comply with these requirements by failing to have his/her pet/animal 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.
9. The pet/animal shall not be deemed approved until Resident receives a written confirmation from the association approving same.
10. If any action is necessary to require compliance with this agreement, the prevailing party shall be entitled to all costs incurred in the enforcement of compliance, including but not limited to attorney's fees and court 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

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

**By: \_\_\_\_\_**  
**Authorized Signature of Santa Cruz Homeowners' Association, Inc.**

**Title: \_\_\_\_\_**