

**Effective June 1, 2022**

**Ocean View Manor Condominium Association Pet Policy**  
**For**  
**Current and Prospective Owners**

**(Approved and Adopted by the Board of Directors on May 18, 2022)**

At the present time, Ocean View Manor allows one (1) household pet only per Unit regardless of the number of owners of said Unit. Permissible pets include dogs, cats, birds, and small caged animals. **When fully grown, dogs may not exceed AKC definitions for dominant breed of dog involved. However, with this being said the Board of Directors of Ocean View Manor has put in place a weight limit for all dogs, which is not to exceed a weight of 30 pounds. No exceptions will be made, and this policy refers to owners, visitors, and long-term and short-term renters.**

Current owners who do not meet the new size requirements will be “grandfathered in” for the life of the pet in question. However, this grandfathering does not apply to those owners who may be harboring two (2) dogs and in violation of condominium rules and regulations. It does apply to those owners with a second dog who has been deemed a service animal that has been approved by the board of directors.

In general, all pets, including, but not limited to dogs and cats, shall be leashed and under the control of their owners and shall not be allowed to run free or unleashed at any time, or to otherwise be a nuisance or interfere with the rights, comforts or convenience of other residents of Ocean View Manor or its surrounding neighbors. No pets are allowed in the Lobby or carried in the Lobby for any reason whatsoever. Pets should be taken out of Ocean View Manor through approved exits only. In addition, no pets are allowed in the pool area itself or the grassy Courtyard surrounding the pool and complex areas.

**A. Pet Application for Prospective Condominium Buyers**

All prospective Ocean View Manor buyers with pets must read and acknowledge our Pet Policy and complete a Pet Application Form (sample of which is attached to this Policy) before settling on a Unit. A copy of Ocean View Manor’s Pet Policy and Application Forms are available for a prospective buyer and their representative to review on our Website. A current standing photograph along with a current withers photograph should be attached to the signed Pet Policy. If the proposed dog is not yet fully grown AKC breed specific statistics should be noted on the signed Pet Policy as well. Initial proof of shots is also required as noted on the attached Pet Application Form.

Completed Pet Application Forms may be sent via email to Resident Manager, at [Oceanviewmanor@yahoo.com](mailto:Oceanviewmanor@yahoo.com) or via regular mail to: Resident Manager, Ocean View Manor, 3600 S. Ocean Shore Boulevard, Flagler Beach, FL 32136. Should you need to contact the Resident Manager via phone he may be reached at 386-225-5634.

If, after review of a Signed Pet Policy a prospective owner’s pet is deemed unacceptable, Ocean View Manor’s Resident Manager will contact the prospective owner of the association’s decision. If the pet is acceptable the Resident Manager will require a signed copy of the association’s Pet Policy in advance of settlement on the proposed condominium. This signed Form must be received by Ocean View Manor’s Resident Manager no later than two weeks prior to settlement of the Unit. No exceptions will be made as to receipt of this Form before settlement occurs.

**Effective June 1, 2022**

**Please note:** It is strongly recommended that the above process take place before any commitment documents are signed by a prospective buyer to alleviate the loss of a commitment deposit on a unit if it is decided by the Ocean View Manor Condominium Association that a prospective owner's pet does not meet the requirements stated in the Ocean View Manor Pet Policy.

**B. Current Pet Restrictions**

1. Pets shall not be kept, bred, or used for any commercial purposes.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on balconies or in on or around Ocean View Manor property. Pets in transit are to be restrained by a leash, or placed in an animal carrier. Leashes must be no longer than six (6) feet in length and pets must be visible by owner at all times while on a leash.
3. Dogs must be walked off of Ocean View Manor property. No walking or playing with pets on condominium property.
4. Pet owners are solely responsible for clean-up and damage caused by pets while on Ocean View Manor property. This includes any damage caused by cleaning chemicals or such other materials used in an attempt to remedy said damages.
5. Unit owners are also solely responsible for clean-up and damages caused by pets under the Flagler Beach City, Sec. 5-16 Ordinance ([OVM City Animal Ordinance](#)).
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbances. Examples of nuisance behavior for the purposes of this paragraph are listed below but are not limited to:
  - a. Pets whose unruly behavior causes personal injury or property damage.
  - b. Pets who make noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one (1) hour or more to the disturbance of any person at any time of day or night.
  - c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of not more than six (6) feet in length or in a pet carrier.
  - d. Pets who relieve themselves on walls or floors of common areas.
  - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
- f. Pets who are conspicuously unclean or parasite infected.
7. Notwithstanding any other provisions herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the units and common areas by individuals with disabilities.
8. Owners are responsible for the pets of guests or renters who visit or dwell in their units; such pets are subject to the same restrictions as resident pets.
9. Pet owners and caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet.

**C. Enforcement**

Any resident, board member, resident manager or personnel observing an infraction of any of these rules may, if they choose, discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to Ocean View Manor's Resident Manager, Office Manager or Board Member. If after review

**Effective June 1, 2022**

the Ocean View Manor Rules Committee agrees with such complaint it will then be sent to the Board for their review and action.

The board of directors has the authority to assess and collect fines for violations of condominium rules and regulations pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects. If a fine is to be imposed, the Board must provide at least fourteen (14) days' written notice of any impending sanction, and an opportunity for a hearing before a committee of unit owners, regarding the matter, should the alleged violator wish to do so.

Violation fees are as follows:

<b>1<sup>ST</sup> Violation</b>	Written Notice of Warning (Except in the case of a non-sanctioned two (2) dog infraction within a unit. In this instance, an immediate fine may be imposed)
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<b>All other Violations</b>	\$100.00 per Violation
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(Note: if an infraction occurs that results in a clean-up by Maintenance a minimum fee of \$25.00 per incident up to the actual cost of the clean-up cost may be assessed to cover the cost of their services)

It is hereby noted that at the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof. The board of directors may require permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the residents of Ocean View Manor. The pet owner will have ten (10 days) to remove the pet from the premises.

**D. Service Animals**

In order to be entitled to the use of a service animal the unit occupant must petition the board of directors in writing and must have a physical or mental impairment that limits the person's major life activities. The condominium association may require that the individual provide a basis for the accommodation that is being requested.

In order to render a decision on whether or not to allow a service animal, the condominium association may require information necessary to enlighten the association as to the requestor's disability or disabilities. This information could include a written opinion from a doctor who is knowledgeable about the requestor's disability or disabilities, and the reason/s why a service animal can improve the effects of the requestor's disability or disabilities.

**Effective June 1, 2022**

Upon review of the requested documentation the board of directors will then render a timely response as to the request for a service animal by a unit occupant.

**Pet Policy Acknowledged by Prospective Buyer:** \_\_\_\_\_(Sign)

**Pet Policy Acknowledged by Current Owner:** \_\_\_\_\_(Sign)

**Unit Number of Current Owner:** \_\_\_\_\_

\_\_\_\_\_  
**Date of Signature**

**Effective June 1, 2022**

**Ocean View Manor Condominium Association  
Prospective Buyers Pet Application Form for Dog's Only  
(Complete this Form and return with signed copy of Pet Policy)**

**Date of Application:** \_\_\_\_\_

**Dog Owner's Name:** \_\_\_\_\_

**Owner Unit Number:** \_\_\_\_\_

**Type & Breed of Dog:** \_\_\_\_\_

**Current Age of Dog:** \_\_\_\_\_

**(Please circle current or future below)**

**Current/Future Fully Grown Length of Dog (Nose to beginning of tail):** \_\_\_\_\_

**Current/Future Fully Grown Standing Height of Dog:** \_\_\_\_\_

**Current/Future Fully Grown Withers Height of Dog:** \_\_\_\_\_

**Current/Future Fully Grown Weight of Dog:** \_\_\_\_\_

**Current/Future Age of Dog:** \_\_\_\_\_

I, \_\_\_\_\_ (Prospective Buyer) acknowledge that I have read Ocean View Manor's House Regulations regarding Dogs and do hereby agree that I would fully abide by said regulations as they currently exist along with any future modifications thereto. Further, I would hereby agree to indemnify the Association and hold harmless against any loss or liability arising from my right to have an animal on the Association's property.

\_\_\_\_\_  
**Prospective Buyers Signature**

The following are attached hereto:

\_\_\_\_\_ Standing picture of dog

\_\_\_\_\_ Withers picture of dog

\_\_\_\_\_ Attestation and written proof that dog's vaccinations are up to date (simply mark an X on the line to attest and attach proof of vaccinations)

\_\_\_\_\_  
**Approved By:**

\_\_\_\_\_  
**Date Approved**

**Effective June 1, 2022**

**Ocean View Manor Condominium Association  
Prospective Buyers Pet Application Form (Non-Dog Only)  
(Complete this Form and return with signed copy of Pet Policy)**

**Date of Application:** \_\_\_\_\_

**Pet Owner's Name:** \_\_\_\_\_

**Owner Unit Number:** \_\_\_\_\_

**Type of Pet:** \_\_\_\_\_

**Current Age of Pet:** \_\_\_\_\_

I, \_\_\_\_\_ (Prospective Buyer) acknowledge that I have read Ocean View Manor's House Regulations regarding Pets and do hereby agree that I would fully abide by said regulations as they currently exist along with any future modifications thereto. Further, I would hereby agree to indemnify the Association and hold harmless against any loss or liability arising from my right to have an animal on the Association's property.

\_\_\_\_\_  
**Prospective Buyers Signature**

The following are attached hereto:

\_\_\_\_\_ Current picture of pet

\_\_\_\_\_ Attestation and written proof that pet's vaccinations are up to date (simply mark an X on the line to attest and attach proof of vaccinations)

\_\_\_\_\_  
**Approved By:**

\_\_\_\_\_  
**Date Approved**

**Effective June 1, 2022**

**Ocean View Manor Condominium Association  
Current Owner Pet Form for Dog's Only  
(Complete this Form and return with signed copy of Pet Policy to the Ocean View  
Manor Office)**

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

**Dog Owner's Name:** \_\_\_\_\_

**Owner Unit Number:** \_\_\_\_\_

**Type & Breed of Dog:** \_\_\_\_\_

**Current Age of Dog:** \_\_\_\_\_

**(Please circle current or future below)**

**Current/Future Fully Grown Length of Dog (Nose to beginning of tail):** \_\_\_\_\_

**Current/Future Fully Grown Standing Height of Dog:** \_\_\_\_\_

**Current/Future Fully Grown Withers Height of Dog:** \_\_\_\_\_

**Current/Future Fully Grown Weight of Dog:** \_\_\_\_\_

**Current/Future Age of Dog:** \_\_\_\_\_

I, \_\_\_\_\_ (Current Owner) acknowledge that I have read Ocean View Manor's House Regulations regarding Dogs and do hereby agree that I would fully abide by said regulations as they currently exist along with any future modifications thereto. Further, I would hereby agree to indemnify the Association and hold harmless against any loss or liability arising from my right to have an animal on the Association's property.

\_\_\_\_\_  
**Current Owners Signature**

The following are attached hereto:

\_\_\_\_\_ Standing picture of dog

\_\_\_\_\_ Withers picture of dog

\_\_\_\_\_ Attestation and written proof that dog's vaccinations are up to date (simply mark an X on the line to attest and attach proof of vaccinations)

\_\_\_\_\_  
**Approved By:**

\_\_\_\_\_  
**Date Approved**

**Effective June 1, 2022**

**Ocean View Manor Condominium Association  
Current Owner Pet Form (Non-Dog Only)**

**(Complete this Form and return with signed copy of Pet Policy to the Ocean View Manor Office)**

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

**Pet Owner's Name:** \_\_\_\_\_

**Owner Unit Number:** \_\_\_\_\_

**Type of Pet:** \_\_\_\_\_

**Current Age of Pet:** \_\_\_\_\_

I, \_\_\_\_\_ (Current Owner) acknowledge that I have read Ocean View Manor's House Regulations regarding Pets and do hereby agree that I would fully abide by said regulations as they currently exist along with any future modifications thereto. Further, I would hereby agree to indemnify the Association and hold harmless against any loss or liability arising from my right to have an animal on the Association's property.

\_\_\_\_\_  
**Current Owners Signature**

The following are attached hereto:

\_\_\_\_\_ Current picture of pet

\_\_\_\_\_ Attestation and written proof that pet's vaccinations are up to date (simply mark an X on the line to attest and attach proof of vaccinations)

\_\_\_\_\_  
**Approved By:**

\_\_\_\_\_  
**Date Approved**