

All registration and Rules and Regulations and fines (memos/letters) will state:
"As passed by the Gables Waterway Towers at the Board Meeting held on July 22nd, 2009."

PET RULES AND REGULATIONS

**All dog owners shall register their pets with the Association (see attached pet registration form) and shall provide the Association with such documents as Association requires and provide written evidence that the dog has been properly vaccinated as required by Miami-Dade County.

The Association recommends that each owner having a dog shall have liability insurance insuring the Association, other building residents, their guests and invitees, against liability caused by bites, scratches, etc.

1. **PETS ARE NOT PERMITTED TO BE MAINTAINED BY RENTERS WITHOUT PRIOR WRITTEN AUTHORIZATION OF UNIT OWNER.** Landlords/Owners are required to read and sign the Pet Rules and Regulation and the Pet Registration form in order to permit pet on the premises.
2. Maintaining a pet in a unit is a privilege, not a right, and is subject to revocation and termination at any time by the Board of Directors of the Association upon their sole determination that such pet is either vicious, is annoying other residents or is otherwise nuisance, or upon failure of a unit owner to comply with the and rules and regulations of the Association pertaining to pets.
3. **ALL AUTHORIZED PETS COMING INTO OR GOING OUT OF THE BUILDING MUST BE CARRIED AT ALL TIMES WHEN IN THE COMMON AREAS** until pet is out of the building. Common areas includes hallways, front/rear lobbies, and inside elevators.
4. Pets are NOT permitted in the pool, pool deck, exercise room, lavatories, media room, pool room, or any other common area.
5. When outside of the building, pets must be kept on a leash and under control at all times.
6. No dog whose weight will exceed 25 pounds at maturity, and no cat whose weight will exceed 20 pounds at maturity, is permitted. Each unit owner must bring pet weight certificate from a veterinarian.
7. **BARKING WILL NOT BE TOLERATED.** No animal shall be permitted to commit a nuisance in any public portion of the Condominium Building or grounds. A resident or any other person may call the Police Department to complain about a dog being a nuisance. After calls to police, a report will be turned over to the City of Coral Gables Code Enforcement where the owner of dog will be "warned" or "fined" by the city. This is in addition to the remedies of the Association against the unit owner. The Association shall have the power to determine if a pet has become dangerous, vicious or obnoxious to others. The pet shall then immediately be removed from the premises at the sole cost and expense of the unit owner.
8. Permitted pets shall include and be limited to one dog and two indoor cats as described below, small domestic birds, fish in fishbowls or tanks, small animals in cages such as gerbils, hamsters, and rabbits and dogs and cats in conformity with these regulations. Mice, rats, reptiles, and wild, exotic, or unusual pets are not permitted. Vicious breed of dogs such as but not limited to Chow Chow, Rottweiler, German Shepard, Doberman Pinscher, Pit Bull or Pit Bull type, Malamute, Great Dane, Bull Mastiff, and any other breed or mixed breed determined by the Board to be vicious shall not be permitted.
9. Pet owner must clean up after their pet. Pet owner shall be absolutely and unconditionally responsible to clean up after his or her own pet and for any damage to the common elements or limited common elements or other units or the property of third parties and or other unit owners or tenants caused by such unit resident's pet. For example, if a pet accidentally soils the carpet in a hallway and the carpet cannot be cleaned, the owner of the pet shall be responsible for providing the Association with funds necessary to replace the entire hallway carpet.

10. **VISITING DOGS ARE NOT PERMITTED.** The condominium is not a pet hotel. Under no circumstance are unit owners permitted to bring pets on to the condominium property for an overnight or other interim stay nor shall permit pets to be brought on to the condominium property by guests, family, invitees, etc., pets for an overnight or other interim stay.
11. Each owner otherwise permitted to have a pet in his/her unit shall be liable for all costs, expenses and attorney fees (without regard to whether litigation is commenced) which the Association incurs to enforce the tenant's or unit owner's obligations under these regulations. Each unit owner who rents his unit to a person or entity with a pet must ensure that the tenant complies with these regulations; compliance shall be a provision of any lease.
12. **Each unit owner agrees that the Association may withhold its consent to the sale or rental of a unit by such owner until all fines and other obligations owed by the owner under these regulations, including but not limited to costs and attorneys fees, are paid in full.**
13. The Association shall have the power and authority to levy fines which a unit owner must pay in an amount not in excess of \$100 per violation of these regulations. Fines are not and shall not be the sole remedy of the Association in enforcing these regulations and the selection of any one remedy shall not be deemed to be an election of remedies. In addition to fining unit owners, the Association shall have the power and authority to seek and obtain specific performance and injunctive relief in connection with the removal of a pet.
14. Each unit owner otherwise permitted to maintain a dog in the unit shall provide the Association with a \$300 non-refundable fee. If the unit owner violates these regulations, the required non-refundable fee shall be increased to \$500.00.
15. Without acknowledging the existence thereof, if any provision of these rules is determined to be unenforceable, such provision shall be deemed modified to the extent necessary to make enforceable. If that is not possible, the unenforceability of any such provision shall not adversely affect the enforceability of the other provisions of these rules.

Please be advised that the Board Directors have instructed to the building employees to remind you to carry your pet when inside the building.

SIGNATURE AND AGREEMENT BY OWNER and/or TENANT

The undersigned owner, by his signature hereon, acknowledges having received a copy of these rules and regulations regarding pets, understands these regulations agrees that following these regulations is a condition precedent to permitting the unit owner to maintain a pet in his or her unit, agrees to the remedies herein, and agrees to comply with these regulations in a full, faithful, and timely manner.

Pet Owner Signature: _____ Date: _____

Print Name: _____ Unit # _____

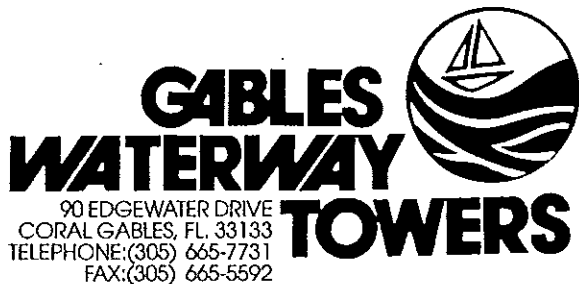
If renter, please indicate date of lease. _____ to _____

UNIT OWNER AUTHORIZATION ALLOWING TENANT TO HAVE PET:

(Owner must also sign Pet Registration Form.)

Unit Owner Signature : _____ Date: _____

Print Name: _____ Unit # _____



(OFFICE ONLY) GWT Tag # _____

REQUIRED DOCUMENTS AND FEES

Pet fee Ck # _____
Owner Auth Letter/Form _____
Health/Vaccine Record _____
Neutered _____

Pet Registration Form

Resident Name (pet owner): _____

Unit Owner Name : _____

Lease dates: (if applicable) _____ to _____

Unit #: _____ Phone Number:(cell) _____ (h) _____ (w) _____

Pet Description: Pet's Name: _____ Pet's Age: _____

Pet's Current Weight: _____ (cannot exceed 25 lbs.)

Pet must be carried inside building at all times, this includes hallways, front and rear lobbies, and in all elevators.

Breed: _____

Sex(circle one): F M Color: _____

License/Tag Number: _____

Please attach photo of pet here.

I, _____ (pet owner name), am aware and understand the Gables Waterway Towers Association Pet rules, regulations, and restrictions regarding pets on the property and agree to abide by them.

Pet Owner Signature: _____ Date: _____

Print Name: _____ Unit #: _____

UNIT OWNER AUTHORIZATION ALLOWING TENANT TO HAVE PET:

(Owner must also sign Pet Rules and Regulations.)

I, _____ (Owner), give permission for my tenant, _____, to have a dog in unit # _____. I have received the Pet Rules & Regulations and understand that I, as the unit owner, will be liable for all costs, expenses and attorney fees which the Association incurs to enforce the tenant or unit owner obligations under these regulations.

Unit Owner Signature: _____ Date: _____

Print Name: _____ Unit #: _____

Please return this completed form, the Pet Rules & Regulations, the \$300 non-refundable pet fee, required health certificates (immunization record/neutered info), and pet photo to management office.