

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, The Fountains at Countryside Condominium Association, Inc., ("Association") is the entity responsible for the operation and maintenance of the Fountains at Countryside Condominium, pursuant to the Declaration of Condominium of The Fountains at Countryside (hereinafter "Declaration");

WHEREAS, Declaration Sections 18.5 and 18.19 and the Association's Articles of Incorporation Article II, Section 2(f) and Article XVII state that the Association, through its Board of Directors, has the authority to make and amend the Association's Rules and Regulations;

WHEREAS, the Board of Directors has determined that the regulation of pets would benefit the Association;

NOW THEREFORE, the Board of Directors hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. Rule 5(r), regarding Pets is **deleted**.
3. Rule 14 shall be **created** as follows:
 14. **Pets.** Each unit may contain 2 pets, as described in the Declaration at Section 18.19. Those pets may consist of any combination of the following:
 - A. Domesticated dogs except for the following breeds: Pit Bull, Rottweiler, Chow, Doberman, Bull Mastiff or any mix thereof
 - B. Domesticated cats
 - C. Small mammals, which must be confined to a cage at all times (e.g. guinea pigs, hamsters, gerbils)
 - D. Small birds, which must be confined to a cage at all times
 - E. Fish in an aquarium 50 gallons or less

No unit may contain any reptiles, large mammals, or any other animal not contained in A-E above.

Current pets may be grandfathered. In order for a pet to be grandfathered, the pet Owner must contact the Board of Directors in writing within 30 days of the creation of this rule, and provide the Owner's name and address, pet name, pet type/breed, pet age, and pet photo.

For all pets, the following rules apply:

- (a) No pet may be tied up outside the Unit at any time.
- (b) No pet may be left unattended outside the Unit at any time, including Unit balconies, terraces, or lanais.
- (c) All pets must be leashed or caged at all times while on Condominium Property outside a Unit. The leash may not exceed six (6) feet in length.
- (d) All pet waste must be picked up immediately.
- (e) It is recommended that all pet owners purchase liability insurance covering the pet. The pet owner, or Unit occupant if the pet is owned by a guest, shall be responsible to any damage to the common property or other Units by the pet. If the Common Elements are damaged by a pet, the Association shall repair such damage and assess the Unit Owner for all related costs.
- (f) All pet owners must ensure that their pets do not create a nuisance or otherwise annoy other unit owners, residents, or guests on the Condominium Property.
- (g) Any violation of this pet provision will result in a fine to the owner of \$100.00 per occurrence. In the case of repeat or continuous violations, each day will constitute a new violation.
- (h) Any pet that constitutes a nuisance, including a dog that barks excessively, must be permanently removed from Condominium Property. The determination that a dog is a nuisance will be made by the Board of Directors.