

SWEETWATER PET POLICY

GENERAL

Sweetwater Community (hereafter called the Corporation) allows its property owners (hereafter called Residents) to own or possess up to two (2) pets, 20 pounds each in weight. Service Animals are exempt from the weight limit regulation. The Sweetwater Community Pet Policy does not supersede any law or regulation set forth by Haines City, Polk County, the State of Florida or the United States of America.

1. DEFINITIONS

A. A pet shall be defined as any animal that a Resident owns as a personal companion, including dogs, cats, and birds.

B. A Service Animal shall be defined as any animal that has undergone rigorous training and certification including, but not limited to, seeing-eye dogs, hearing dogs, or epilepsy detection animals. These animals must comply with all Americans with Disability Act (ADA) rules and regulations, and must be licensed as such. Any Service Animal must comply with all regulations set forth by the Corporation.

C. Emotional Support Animals shall be defined as any animal that lends emotional support but does not necessarily require national or state certification. For an Emotional Support Animal to be considered a Service Animal under point B in this section, it must carry a certification and license from the owner's state of primary residence along with a statement of need from an accredited physician or medical professional as well as documentation of specific training pertaining to the owner's need. Unless otherwise specified, all Emotional Support Animals will be subject to all rules and regulations set forth in this contract and Sweetwater rules.

2. EXOTIC PETS, FARM ANIMALS AND WILD ANIMAL FOSTERING/REHABILITATION

Exotic animals shall be defined as snakes, spiders, lizards, scorpions, insects and other "non-traditional" pets. These animals are not allowed in the Sweetwater Community at any time. Also not allowed in Sweetwater are venomous or poisonous animals of any kind, including fish. Farm animals shall not be allowed as pets in Sweetwater Community. This includes, but is not limited to, miniature pot-bellied pigs, primarily marketed as pets. Wildlife may not be kept as pets at any time within the community. Fostering of small wildlife may be done on a temporary basis by certified volunteers and/or licensed animal rehabilitation professionals and must be registered with the Corporation. These animals must adhere to all other regulations set forth in this contract and Sweetwater rules.

3. SIZE, BREED, AND TEMPERMENT

No pet shall weigh over twenty (20) pounds. Special permission may be granted by the Corporation in certain rare situations such as a puppy that grows much larger, after purchase or adoption, than his breed specification says he should be. The Corporation will not restrict specific breeds. All animals will be under their owner's control at all times. Vicious or aggressive animals must be removed from the Community immediately and permanently. All medical expenses that are incurred from an unprovoked animal attack will be borne by the animal's owners.

4. APPROVAL AND REGISTRATION

All pets must be registered with the Business Office, showing valid licensing and vaccinations. Vaccination records must be updated every year. Any offspring that exceeds the two-pet limit shall be sold or given away or re-homed no later than 12 weeks after birth. Fostering of pets is allowed as long as the fostered pet does not violate any of the rules set forth in this document or Sweetwater rules and regulations.

5. EXERCISE AND LEASHING

All pets must be kept under leash at all times while outside, except inside the fenced dog walk area by the 11th tee. Birds must be caged or rendered flightless when outside. All pets may only be allowed to relieve themselves in designated pet walk areas. Besides the area listed above, there is also a

designated dog walk area beyond the garden area toward to dock by the lake. Owners need to be aware that alligators are relatively common in the swamps and canals in and around the Sweetwater Community. They are also "Apex Predators" and see some small dogs as prey. Walking your pet near the canals in the dog-walk area by the docks is at the owner's own risk and discretion. The Corporation shall not be held responsible for loss of a pet due to alligator aggression. Walking one's pet is allowed on the streets, however, the pet may not trespass on other Residents' properties nor will the pet be allowed to relieve itself on other Residents' lawns. At no time shall a pet be allowed to run beside, behind, or in front of a moving golf cart or other vehicle.

6. WASTE REMOVAL

All pet waste must be removed immediately. Waste may not be deposited in public receptacles in or around the Sweetwater Clubhouse or Pro Shop, nor may it be thrown into any canal, swamp, pond, or waterway

7. NOISE

Pets are not permitted to bother neighbors with noise. While it is understood that some pets are louder than others and it is difficult to keep an animal totally quiet, incessant barking, screeching, or other such nuisances will not be allowed.

8. SWEETWATER COMMUNITY PROPERTY

Pets are not permitted in any of the recreation areas or community buildings with the exception of Service Animals as described in Section 1. B. of this document.

9. VISITING PETS

Visiting pets must follow the Sweetwater Pet Policy and rules.

10. SIGNATURE AND ACCEPTANCE

By signing below, you have indicated your acceptance and compliance with these regulations specific to Sweetwater Community and that you agree to hold Sweetwater Community harmless for any and all liability stemming from failure to abide by this agreement.

Signature: _____ Date: _____