

## PET POLICY & AUTHORIZATION OF PETS ON PROPERTY



The following is the pet policy for Condominio Stanza Mare of Punta Cana, which was developed in cooperation with the best interest of Condo Owners. The purpose of this policy is to provide and set standards to insure the best possible environment for both pet owners and non pet owners and to insure the responsible care of pets.

### PET POLICY

The pet policy conditions are as follows:

1. Any resident who wishes to have a pet on the property, shall so inform management and apply for the registration and authorization of the pet.
2. All pets must be registered and authorized to be on the property.
3. All pet owners in Stanza Mare are required to read and sign a copy of this policy.
4. Pet owners shall be personally liable for damage caused by their pets.
5. Pet owners shall provide the name and address of a pet care-giver, who will assume responsibility for the care of their pet, in the circumstance, that the owner is unable to do so, as well as, the name and address of the pet owner's preferred veterinarian clinic caring for the pet's health standards. An owner's absence or inability to care for a pet in a short-term emergency, does not necessarily mean that the pet is removed from the condominium. Some animals, especially cats, become very attached to their homes and are better cared for in the home.
6. All pet owners must provide a security deposit, determined by the Administration of Stanza Mare. The Security Deposit is 100% refundable, less any incurred expenses, upon withdrawal of the registration from the Administration.
7. Without a security deposit, the authorization for a pet owner will be automatically denied.

### PET OWNER'S MAINTENANCE OBLIGATIONS

Pet owner agrees to promptly and regularly perform the following obligations in respect to ownership of a pet:

1. Keep the residential unit and patios, clean and free of pet odors, insect infestation, pet feces, urine, waste and litter.
2. Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the tenant's pet on the common grounds, shrubs, flower beds, sidewalks, access ways, beaches, parking lots and streets in the community. Properly dispose of pet waste and litter in garbage receptacles.
3. Restrain and prevent the pet from gnawing, chewing, clawing or otherwise defacing any part of the condo units and common area, buildings, landscaping and shrubs.

### RESTRICTIONS

Pet owner agrees to properly, and at all times, observe the following restrictions:

1. All pets must be on a leash or restrained, when on common property.
2. The size of pets is not objectionable.
3. Cats and dogs will wear an identification collar at all times.
4. Pets are not permitted on the poolside deck or poolside gazebos, or in any area of eating establishments.
5. Pet owner shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance or disturbance to any other resident or guest.
6. Pets of vicious or dangerous disposition shall not be permitted.
7. Any pet determined to be a nuisance or threat may be required to be immediately removed.
8. A pet will not be permitted to continue to remain on the property, if it is discovered to have caused any concern for the health, safety, rights, comfort or peaceful and quiet enjoyment of any other persons.
9. Tenants shall be responsible for the proper care and feeding of their pets. If the health or safety of the pet is a concern resulting from the incapacity of the pet owner, or if the pet is left unattended for more than 24 hours, the administrative management may contact the persons designated by the pet owner in the pet registration and authorization form. If that person is unavailable or unwilling to care for the pet, the administrative management may contact any appropriate volunteer services, that it deems necessary to remove and care for the pet and that will be given the permission to remove the pet, and to arrange for pet care for no less than 30 days, and to protect the pet. Funds for such pet care, will come from the pet owner's security deposit held by the Administration.

### PET COMMITTEE

The administration may select a Pet Committee made up of voluntary and interested persons.

The committee may suggest policy changes for consideration at any of the owners meetings, and may compile a list of non-pet owners who may be willing to exercise or care for pets in an emergency, for a reasonable fee.

## PET FINES FOR POLICY VIOLATIONS

In the event that a pet owner is not compliant with this policy, the administration will charge a Pet Policy Violation Fine, to the pet owner. This may be deducted from the pet owner's security deposit. In the event, that it is not deemed possible to receive a payment from the security deposit, then the Fines will be charged to the condo unit on the pet registration. The condo unit owner will be responsible for the pet policy violation fines and charges, regardless if the condo owner is the pet owner, or not.

This policy is not limited and may be updated, with or without notice. The purpose and effectiveness of this policy is to require that pet owners, keep pets under control, without any sort of disturbance of any kind to any other members of the community, and to require that all hygiene concerns, noise concerns, safety concerns, be met to the satisfaction of the Administration.

In the event, that there are irreconcilable differences, the pet authorization may be withdrawn from the pet owner, at the full discretion of the Administration.

The Board of Directors for Condominio Stanza Mare retains the right, at any time, to invoke Article 50 of the Bylaws for Stanza Mare, and prohibit pet ownership, when deemed necessary, for the sake of keeping peace in the community.

The Administration for Stanza Mare retains the right to withdraw any authorization for pets on the property, for any reason.

NOTE: Animals individually trained to do work or perform tasks for the benefits of a person with a disability are excluded from this policy.

---

Application Date of Pet Registration

---

Condo Unit Owner (please include full name, email and phone number)

---

Condo Guest or Rental Tenant (please include full name, email and phone number)

---

Emergency Contact Person (please include full name, email and phone number)

---

Veterinary Clinic (please include email and phone number of Veterinarian)

---

Pet(s) Name(s) and Description (including size in weight, and photo with pet owner)

---

Security Deposit Amount and Receipt Date

---

Authorizing Manager and Authorization Date