



Indigo Pines Condominiums Management Association



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Re-Instatement of Pet Policies

October 28, 2019

Dear Owners,

As many of you are aware, Indigo Pines Condo Association has in recent years had a relaxed approach to enforcing the rule which is in our Declaration Of Condominium regarding the size of pets allowed. This happened because many Board members, past and present, are avid animal-lovers. However, it has been brought to our attention that we have unwittingly done a disservice to those owners who purchased condo units in our complex precisely because we have the rule regulating the size of pets. Therefore, based on legal advice, we are reinstating the strict enforcement of the pet policies in our Condo Docs, regardless of how we personally feel about pets.

Effective October 28, 2019, all new pets in our complex will be required to conform to the size restrictions which are in the Declaration Of Condominium. While this includes all pets, dogs are the pets primarily affected. The specific requirement is that pets must be no larger than 18 inches in size when fully grown, as measured from the ground to the shoulder. This rule applies to renters as well as owners, so please make your tenants **and your real estate agents** are aware of it. We are sending these letters to the renters and to the real estate agents of whom we are aware as a courtesy, but it is the owners' responsibility to make sure the rules are followed.

All pets on the property as of October 27, 2019 are "grandfathered-in", which means that those specific pets are exempt from the size requirement. However, even if you have a "grandfathered-in" pet, if you get a new one, or an additional one, it will still have to meet the size requirements. We have a list in the Office of all the grandfathered-in pets. You may check with us to make sure your current pet is included.

We also want to take this opportunity to remind everyone that it is both an Indigo Pines Condo rule and a Daytona Beach law to pick up after your pet. It is also an Indigo Pines Condo rule and a Daytona Beach ordinance to keep your pets on a leash and the leash in your hand when they are outside of your unit and until they are safely inside. There is no "grandfathered-in" status for these rules; they apply to everyone for health and safety reasons.

We are aware that some of you may be upset about the size restriction, and being pet lovers, we also take no pleasure in this, but the Condo Documents are part of the contract we all signed when we purchased our units, and we are obliged to follow them. Thank you for your understanding in this matter.

Sincerely,
The Board of Directors of
Indigo Pines Condominiums Management Association