

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.

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PETS

**Hunter's Green Declaration of Covenants,
Conditions and Restrictions**

**ARTICLE VIII (USE OF PROPERTY)
SECTION 1 (Protective Covenants)**

- I. **Pets.** The following definitions shall apply for purposes of this section:

"Animal" shall mean any living creature, other than a human being, that is a member of the mammalian, avian, reptilian or amphibian species.

"Dangerous animal" shall mean and refer to an animal whereby the animal owner is required to have a Florida Fish and Wildlife Conservation Commission Class I or Class II permit, or venomous snake permit; snakes or other reptiles having the capability to injure or cause the death of a person; a dog that has been declared a "dangerous dog" under Florida law; and wolf-dogs or wolf hybrid dogs of any kind whatsoever.

"Pet" shall mean any Animal kept anywhere within the Properties.

- (i) Pets of the customary household variety such as cats, dogs, pet birds and fish may be kept by an Owner, but **only if such Pet does not cause a disturbance or a nuisance on the Properties.** Wild felines, bears, nonhuman primates and Dangerous Animals are prohibited from being brought, maintained or kept anywhere on the Properties by any person. No Animal may be kept, bred or raised on the Properties or upon any Residential Unit for commercial purposes of any kind whatsoever. Livestock or farm animals shall not be brought into or kept on the Properties or on any Residential Unit or yard. Small animals that are kept and maintained within the air conditioned space of a dwelling or in any garage, including guinea pigs and hamsters, are not limited by this paragraph, provided that such animals do not cause a disturbance or nuisance or present a health or safety hazard to any other resident or visitor of Hunter's Green.

- (ii) Any dog, cat or ferret brought into or kept on the Properties, in a Neighborhood or in a Residential Unit shall be currently vaccinated with a rabies vaccine administered in accordance with Florida law or other applicable law or ordinance and be registered with Hillsborough County Animal Services. The Board of Directors may require proof of current rabies vaccination and registration with Animal Services at any time.
- (iii) No dog or cat shall be permitted outside a Residential Unit on the Properties unless restrained by a leash and under direct control of the person responsible for the dog or cat. Any excrement deposited by a dog or cat on any Properties or private property of others within Hunter's Green must be immediately removed by the person(s) that has custody or control of the dog or cat. Any damage or injury caused to person or property by a Pet shall be the responsibility of the Owner of the property or Residential Unit where the Pet is kept.
- (iv) The Association may, by reasonable rule, restrict the type of Pets which may be kept and may restrict the area of the Properties where Pets may be walked. No Pet shall be allowed in any Preservation Area. Neighborhood Associations may, by reasonable rule, make more strict prohibitions as to keeping of Pets within any Neighborhood.

Article XI (Enforcement of Rules and Regulations) of the Hunter's Green Declaration of Covenants, Conditions and Restrictions: Residents/Tenants/Owners of Record who fail to comply may be referred to the Fining Review Committee or HGCA Board of Directors for consideration of maximum fines allowed by the recorded documents.