

PET POLICY – Revised by the Board on December 15, 2011

The River Shores documents state there are no pets allowed. Based upon past unequal enforcement of “pet rules” and the easy availability of obtaining a doctor’s note regardless of the amendment to the documents, the board’s hands became tied on this matter.

The board recognized that it must make “reasonable accommodations” for those with pets. Residents are permitted to walk their pet to the two areas referred to as “Doggie Park” one area located north of the Avon Building just beyond the guest parking and the second area located south of the Bristol Building near the parking area. Both areas have white small fencing where pets can do their business. Owners must pick up after their pet.

Owners are not permitted to allow their pets do their business in any other part of the common areas.

The board asks pet owners to please be respectful of our community in this matter. When residents see an owner fail to pickup after his/her pet, it can become a hassle to the board and community. Please bring your pet to “Doggie Park” and back to your apartment and not walk the pet any and everywhere on the common property.

Unless the resident has a service pet, pets are not permitted on the River Shores [unless to transport to car or bring to Doggie Park] or Middle River Club common areas.

AMENDED PET POLICY – Revised by the Board December 13, 2014

At all times in the common areas, pets are to be leashed and controlled by the owner or owner’s agent.

Unless service animals, pets are not permitted on the east side of the building, except Avon Building and out of east side of Essex specifically going to parking area or Doggie Park. Pets are not permitted in the Middle River Club areas which include the boardwalk, pool area, clubhouse, tennis court, BBQs and sauna area.

Pets are not permitted “to do their business” on the landscape, flowers, garden areas, ash trays or in any other common areas except the designated areas referred to “Doggie Park” located at the south of Bristol and north of Avon.

River Shores Association, the board, its agents and its members accepts no liability in any manner whatsoever for any pet damaging person or property within the complex. It is the owner’s sole liability and responsibility to manage and care for his/her/their pets. The association offers no care nor takes on any responsibility for any pet or owner’s failure of due care of the pet or owner’s failure to control his/her/their pet in the common area or within the confines of a residence [this includes barking at midnight]

The board does not limit weight of a pet; however, one may consider using common sense for the pet’s sake, within the community and how neighbors may react. A 150 pound pet in a one

bedroom, 600 square foot apartment may not be in the best interest of the pet, owner or community. Since the board does not involve itself with personal matters of the residents, at any level unless there may be an overall threat to the community as a whole, as part of a strict policy, it would be prudent of an owner of a pet to consider all ramifications of size, care and control.

For owners that leave their pets alone where the pet makes excessive noise, the complaining resident should call the police and file a report with those authorities. The Broward Sheriff's office can be called at 954-202-3131, if non-emergency or 911 for emergency cases. The board does not get in the middle of this. Calling a board member at home or knocking on the board member's door at 9 PM because you hear "a dog barking" is likely to get an unfavorable four-letter conjugated word response.