

**BARBARA J. PRASSE, P.A.**  

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**ATTORNEY & COUNSELOR AT LAW**

November 12, 2018

Homeowners and Residents of  
The Landings of Tampa Condominium Association, Inc.

**Re: IMPORTANT – PLEASE READ – DO NOT DISCARD**

**THE LANDINGS OF TAMPA CONDOMINIUM ASSOCIATION, INC.  
NOTICE OF INTENT TO ENFORCE & PET REGISTRATION FORM**

Dear Homeowners and Residents:

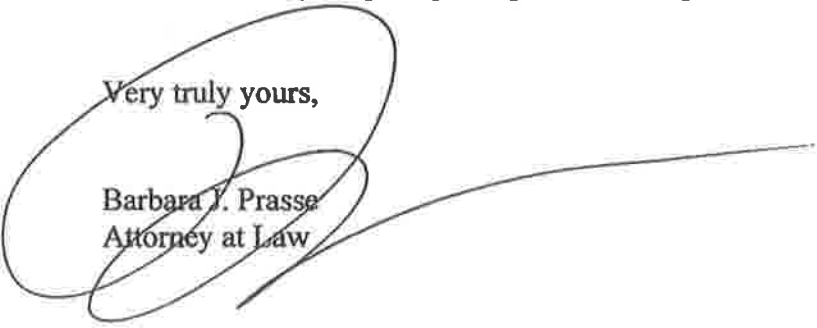
The Board of Directors of The Landings of Tampa Condominium Association, Inc. (“Association”) has authorized and directed this law firm to put you on notice of its intent to enforce all restrictions, rules and regulations pertaining to pets. Enclosed for your review please find a copy of a Notice of Intent to Enforce.

Additionally, your Board of Directors has passed a rule that all pets must be registered with the Association. Accordingly, if you currently have a pet which is kept or harbored in your unit, you must complete the attached *Pet Registration Form* and **return your completed form to: David Drake, LCAM, Ameri-Tech Community Management, Inc., 24701 U.S. Highway 19 North, Suite 102, Clearwater, Florida 33763 no later than November 30, 2018.**

Any pet currently being kept or harbored anywhere within the condominium property, which is not registered with the Association by **November 30, 2018**, may be subject to removal in accordance with the governing documents and the laws of the State of Florida.

The Board of Directors extends its gratitude, in advance, for your prompt cooperation in regard to this matter.

Very truly yours,

  
Barbara J. Prasse  
Attorney at Law

Encls.  
BJP/no

**THE LANDINGS OF TAMPA CONDOMINIUM  
ASSOCIATION, INC.  
PET REGISTRATION FORM**

Residents: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Type of Pet: Dog ( ) Cat ( ) Other: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Sex: \_\_\_\_\_

Neutered/Spayed: YES ( ) NO ( ) Pet's Name: \_\_\_\_\_

License Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**PET ACKNOWLEDGMENT**

1. **Declaration of Condominium of The Landings of Tampa, A Condominium, Section 17.3. Pets.** Each Unit Owner or occupant (regardless of the number of joint owners or occupants) may maintain two (2) household pets (except fish and birds for which there is no limit on the number) in his Unit, to be limited to dogs and/or cats (or other household pets defined as such and specifically permitted by the Association such as fish and caged (domestic type) birds), provided that such pets are (a) permitted to be so kept by applicable laws and regulations, (b) not kept, bred or maintained for any commercial purpose, (c) not left unattended on balconies or in lanai areas, (d) generally, not a nuisance to residents of other Units or of neighboring buildings and (e) not a pit bull or other breed considered to be dangerous by the Board of Directors; provided that neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall, and does hereby, fully indemnify and hold harmless the Board of Directors, the Developer, each Unit Owner and the Association in such regard. Unit Owners must pick-up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be carried or kept on a leash no more than six (6) feet in length at all times when outside the Unit. Without limiting the generality of Section 19 hereof, violation of the provisions of this paragraph, shall entitle the Association to all of its rights and remedies, including but not limited to, the right to fine Unit Owners (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property upon three (3) days' notice. This Section 17.3 shall not prohibit the keeping of fish or a caged household type bird(s) in a Unit, provided that a bird(s) is not kept on Limited Common Elements and does not become a nuisance or annoyance to neighbors.
2. Other Breeds in addition to *Pit Bulls* considered **dangerous** to the Board of Directors shall include, but are not limited to: *Chow Chow, American Staffordshire Terrier, Doberman Pinscher, Rottweiler, Malamute, Siberian Husky, Cane Corso, Press de Canarion, Wolf-Dog Hybrid, and German Shepherds.*
3. The pet **shall** be kept, maintained, and licensed in accordance with all current and applicable Hillsborough County Ordinance(s) regarding animals and pets.
4. All pets **must** be registered with the Association.

5. Photo of Pet, proof of Rabies Vaccination, and Veterinarian Documentation **must** be submitted with any purchase or lease application or whenever a pet will be maintained within any unit.
6. Proof of Hillsborough County Animal License **must** be provided within ten (10) business days once pet is maintained within any unit.
7. At all times when pet is not inside the premises, pet **shall** be kept on a leash.
8. **Rules and Regulations for The Landings, A Condominium Updated May 1, 2007, Section 16.** No pets may be left unattended within the common elements or on patios. Further, no pets may be within the common elements of the condominium, unless they are on a leash, which is a maximum of six (6) feet long. No pets are allowed on the pool deck, even with a leash. Pet stations are provided by the Association and residents must use these facilities to clean up after their pet, or they will be considered in violation of the condominium documents.
9. All solid pet waste **must** be picked up and disposed of properly.
10. Pet **will not** be left unattended outside or on the balcony.
11. Pet **will not** create excessive or constant noise to become a nuisance to others.
12. As per 718, Florida Statutes on Condominium Associations, violation of any regulation may result in remedies including, but not limited to, suspension of amenity use, fines, the restriction of the resident's right to keep a pet, and the expulsion of the pet from Association property.

By signing below, I/We acknowledge and agree to the following:

1. I/We have read, understand and agree to be bound by all of the provisions in this Pet Registration Form and Pet Acknowledgment.
2. I/We understand that violations of the governing documents, i.e., the Declaration of Condominium of The Landings of Tampa, a Condominium, the By-Laws of The Landings of Tampa Condominium Association, Inc., the Articles of Incorporation of The Landings of Tampa Condominium Association, Inc., and the Rules and Regulations for The Landings, A Condominium, and any and all amendments to the aforementioned governing documents, can lead to fines, suspension of amenity use, the restriction of my/our rights to have a pet and the expulsion of my/our pet from the Association property.

DATE: \_\_\_\_\_

Tenant #1 Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Tenant #2 Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

DATE: \_\_\_\_\_

Owner #1 Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Owner #2 Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

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**FOR OFFICE USE ONLY**

**DOG ID#:** \_\_\_\_\_ **DATE ISSUED:** \_\_\_\_\_

**COMPLETED BY:** \_\_\_\_\_

## **PLCA Restricted Breed List October 2014**

1. Pit Bulls & Staffordshire Terriers
2. Doberman Pinschers
3. Rottweilers
4. German Shepherds
5. Chows
6. Presa Canarios
7. Akitas
8. Wolf-hybrids
9. Mastiffs
10. Caucasian Mountain Dogs
11. Beaucerons
12. Boxers
13. American Bulldogs

Or any mixes, thereof.

(Note: Insurance companies tend to deny coverage for the first four breeds on this list most often, experts say.)