

**CIANFRONE, NIKOLOFF, GRANT  
GREENBERG & SINCLAIR, P.A.**  
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*May 2*, 2016

To the Homeowners Within  
Pipers Glen Condominium Association, Inc.

**Re: Animals and Pets Restriction**

Dear Homeowners:

Please be advised that our office serves as counsel to the Association.

Article XVIII, Section 4 of the Declaration of Condominium for the Creation and Establishment of Pipers Glen Condominium states as follows:

Section 4. Unit Owners shall be permitted to own and keep dogs, or cats and other pets, including birds such as canaries or parakeets and fish, such as goldfish or tropical varieties, which may be kept by a unit owner in the owner's respective unit provided that no such dogs, cats, birds, and/or fish shall be raised for commercial purposes. Unit owners shall be permitted to keep only one dog (which when fully mature, shall not exceed 40 pounds in weight) or one cat. Owners shall keep said dog on a leash at all times that the dog is out of the owner's unit and shall only walk their dog and/or cat in areas set aside and designated for such purpose.

Over the years, the Board of Directors has not actively enforced the aforementioned provision, and it is believed that some owners currently maintain more pets than are permitted under the provision. The current Board of Directors has determined that it shall enforce the aforementioned provision going forward.

All residents currently housing more than one (1) dog or one (1) cat at the time the enclosed Resolution was recorded, i.e. before March 14, 2016, will be grandfathered in with respect to those pets residing in the unit at the time of recording. When a pet passes away, an owner will only be allowed to maintain one (1) dog or (1) cat in compliance with the provision, and the Board will be enforcing same. Please provide a completed pet registration form to the Association along with a picture of your pet and current vaccination records within thirty (30) days from the date of this letter. Please note, you must provide proof that you owned your pet prior to the date of the recorded Resolution for grandfathering purposes. For your convenience, I have enclosed the necessary animal registration form for you to complete and return along with the other necessary information to Pipers Glen Condominium Association, Inc., c/o Qualified Property Management, Inc., 5901 U.S. Hwy. 19, Ste. 7Q, New Port Richey, Florida 34652.

We thank you in advance for your attention and participation in this matter.

Sincerely,

*Daniel J. Greenberg, Esq.*

DJG:cml  
Enclosure

**PIPERS GLEN CONDOMINIUM ASSOCIATION, INC.**  
**ANIMAL REGISTRATION FORM**

**(Must be completed in its entirety prior to animal being permitted on the premises)**  
**(Please submit this form and all further documentation to Management Company)**

Animal Owner's Name: \_\_\_\_\_

Address and Unit No.: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Type of Animal: \_\_\_\_\_

Name and Age of Animal: \_\_\_\_\_

Breed and Description:

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**\*(Picture of the animal is required to be supplied with this form for identification purposes)**

Emergency Caretaker: Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Veterinarian: Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**\*(Vaccination records for the animal is required to be supplied with this form)**

**I hereby certify that the animal is current on all licensing and vaccination requirements and I have read, understand, and agree to abide by the Association's rules and regulations pertaining to animals.**

**I FURTHER HEREBY AGREE TO INDEMNIFY THE ASSOCIATION FOR ANY AND ALL DAMAGE THAT MAY RESULT TO THE CONDOMINIUM PROPERTY OR TO ANY PERSON WHILE HE OR SHE IS ON THE CONDOMINIUM PROPERTY AS A RESULT OF OR ARISING FROM THE ANIMAL BEING ON THE CONDOMINIUM PROPERTY.**

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Animal Owner (Signature)

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Date

The Board of Directors has received acceptable documentation for the animal

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Print: \_\_\_\_\_  
On behalf of the Board of Directors for  
Pipers Glen Condominium Association, Inc.

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Date

PREPARED BY AND RETURN TO:  
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.  
1964 BAYSHORE BOULEVARD, STE A  
DUNEDIN, FL 34698

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2016074094 03/14/2016 at 02:37 PM  
OFF REC BK: 19116 PG: 676-677  
DocType:NOTICE RECORDING: \$18.50

RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF  
PIPER'S GLEN CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the Declaration of Condominium for the Creation and Establishment of Pipers Glen Condominium, as originally recorded in O.R. Book 4450, Page 988 et seq., and as amended, of the public records of Pinellas County, Florida, contains a provision concerning Animals and Pets at Article XVIII, Restrictions, Section 4, which reads as follows:

Section 4. Unit Owners shall be permitted to own and keep dogs, or cats and other pets, including birds such as canaries or parakeets and fish, such as goldfish or tropical varieties, which may be kept by a unit owner in the owner's respective unit provided that no such dogs, cats, birds, and/or fish shall be raised for commercial purposes. Unit owners shall be permitted to keep only one dog (which when fully mature, shall not exceed 40 pounds in weight) or one cat. Owners shall keep said dog on a leash at all times that the dog is out of the owner's unit and shall only walk their dog and/or cat in areas set aside and designated for such purpose.

WHEREAS, over the years, the Board of Directors has not actively enforced the aforementioned provision; and

WHEREAS, the current Board of Directors has determined that it shall enforce the aforementioned provision from FEBRUARY 22, 2016 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on FEBRUARY 22, 2016, the Board has determined as follows:

1. Article XVIII, Section 4 of the Declaration of Condominium for the Creation and Establishment of Pipers Glen Condominium, shall henceforth be enforced against those residents owning pets.
2. The Board of Directors shall provide a copy of this Resolution to all owners.

3. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Date: February 26, 2015

PIPERS GLEN CONDOMINIUM  
ASSOCIATION, INC.

By:

Paul Bless  
PAUL BLESS, President

ATTEST:

Marilyn R. Short  
MARYLYN R. SHORT Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2016, by PAUL BLESS, as President, and MARYLYN R. SHORT, as Secretary of PIPERS GLEN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Florida Drivers License as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

NOTARY PUBLIC:

Donna M. Cox  
State of Florida at Large  
My Commission Expires:



DONNA M. COX  
\* MY COMMISSION # FF 137028  
EXPIRES: August 8, 2018  
Bonded Thru Budget Notary Services