

Kokomo Key Homeowners Association

September 15, 2011

Dear Resident;

As some of you may realize, one of the more difficult components of running a homeowners association is that of getting everyone to follow the rules and regulations. Most recently as they relate to animals.

Fortunately, Kokomo Key is a very pet friendly community and that is a part of what makes Kokomo Key such a unique and valued community, especially to those who proudly own pets. However, there has been several recent incidents of pets not being leashed and allowed to walk or roam outside of the units and or common areas like that of the community park. This is occurring even with the owner or resident present and has created a problem. We have had several incident's in the recent past which could have been avoided by individuals following the rules and regulations which require animals to be leashed at all times when outside of the unit, without exception. This rule applies to all residents in Kokomo Key whether they are a homeowner or a tenant. Guests of owners or tenants are subject to the same rules and regulations.

Please understand that unit owners and tenants are bound to abide by these rules and regulations when they choose to purchase or rent in an association governed property. For the safety of yourself, your pet and that of your neighbors and their pets, we respectfully remind residents of the rule: 10.13.(2) "No pet shall be permitted outside a Dwelling Unit except on a leash and at all times under the control of its Owner" and ask for cooperation in abiding by this rule for everyone's safety. **Please know that the association will reinforce this rule to the fullest extent and repeat offenders may be subject to legal action.**

The Board realizes that the majority of residents do follow the rules and that the percentage of individuals who chose to ignore the policy is quite small. However, that doesn't negate the fact unleashed animals present a safety risk to others. It would be unfortunate for a few individuals to be the catalyst for new and more restrictive animal policies, which would most certainly impact the overall environment we have all come to enjoy by living in Kokomo Key with our pets. If you are among the many who do keep your animals leashed at all times we applaud you. If you are not, **please keep your animal on a leash, not some of the time, but all the time.** It only takes one time, as innocent as it may be, to cause a hardship to another.

Again, the Board will enforce this, as with all rules to the fullest extent and your cooperation is greatly appreciated, If you are witness to an animal "intentionally off of its leash" Please report it to Karen Fenick at CMC Management 561-641-1016, or, e-mail her at karen@cmcmanagement.biz. Please help us to keep Kokomo Key the pet friendly community you have come to know and enjoy.

Respectfully,

Kokomo Key Board of Directors