

Sea Cabin on the Ocean III  
1300 Ocean Blvd.  
Isle of Palms SC 29451

## Pet Policy

First and foremost the Restrictive Covenants prohibits pets in the condominium units or on the premises. It is the understanding of the Board of Directors that pets have been allowed, in spite of this restriction, in units in the past. The Board of Directors acknowledges that it has the right to prohibit all pets from the units in accordance with the restrictions.

However, according to numerous and overwhelming requests to allow pets, the Board of Directors will not pursue compliance with this restriction as long as the following terms and conditions are met by each owner:

1. An *owner* only may have one pet in their unit.
2. The pet will not be a disturbance to anyone either in the unit or on the grounds. This includes noise, growling and disturbing anybody's quiet enjoyment of the premises in any manner whatsoever.
3. The pet will always be on a leash.
4. If the pet becomes a disturbance to anyone then if the owner is requested to remove the pet, they will do so immediately.
5. An owner may never bring a dog that has a propensity for biting or that could be of danger to children or anyone on the premises at any time.
6. No pet will be left unattended.
7. Owners must clean up after their pets.
8. No pets are allowed in the pool area, office, laundry, pier or restroom building.
9. Tags that are designed to be attached to the **leash handle** will be sold to each owner who desires to bring a pet to Sea Cabins. Owners will attach the tag to the leash in order that the pet can be identified as an authorized pet. Tags will be available to the pet owner from the Regime Manager.

Unauthorized pets will result in a \$100.00 fine per pet per day and will be assessed to the unit owner. Service animals will be allowed according to the American Disabilities Act and FHA guidelines.

# Dog Tag Order Form

The Sea Cabin Board has set a policy allowing owners (NOT guests) to bring their pets on the Sea Cabin property. In order to identify authorized pets, each owner who desires to bring their pets must display a tag, which is available from the Regime Office. The tag is to be attached to the leash handle so that it will be visible. If you would like to order a tag, please fill out the information below and mail to the Regime Office. The cost for the tag is \$8.00. There is a limit of one tag per Sea Cabin.

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Sea Cabin # \_\_\_\_\_

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

\_\_\_\_\_ Please add the \$8.00 charge to my account. I will include the payment with my next monthly regime fee.

\_\_\_\_\_ I have included a check for \$8.00

I understand that by signing, I have read and agree to the terms of the pet policy.

Owner's Signature: \_\_\_\_\_

# Security Procedures for Pets:

- If the animal is obviously a service animal, please do not do anything. An example would be a Seeing Eye dog. Approach anyone who has a pet that does not have a leash tag. Be sure to identify yourself.
- If they are an owner, advise them that they need to have a leash tag which is available at the office. Without the leash tag, they are subject to a \$100 fine. Get their unit number and name. Record this information on the unauthorized animal form and turn it in to the manager.
- If they are guests, advise them that guests are not allowed to have pets unless it is a service animal. Get their name and unit number. Also get the name of the rental company that they rented from and record this information. If they refuse, then advise them that without that information, they would be considered trespassers and must leave the property. Call the rental agent and owner and advise them of the problem. Complete the “Unauthorized Animal Form” and give to the Manager.
- If they say their animal is a service animal, and it is not obvious that it is a service animal, you can only ask two questions: 1) ask if the animal is required because of a disability, and 2) what work or task the animal has been trained to perform. You CANNOT ask the nature of the disability. If they say it is a comfort animal, tell them that in order for a comfort animal to qualify, proof from a mental health professional is necessary. If they cannot provide the proof, advise them that they are subject to a \$100.00 per day per animal penalty if the animal is not removed today.
- Complete the “Unauthorized Animal Form”
- Call the rental agent and owner.
- If the animal remains after the first day, let the manager know.

## Rental Agents:

Island Realty: 886-8144 ext. 284.

Dunes Properties: 886-5600

Whyndam (Great Beach Vacations): 886-9704

Time Share Units: Sharon Johnson: 886-6387  
Carroll Realty: 886-9600

# Unauthorized Animal Form

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

Time: \_\_\_\_\_

Unit: \_\_\_\_\_

Guest Name: \_\_\_\_\_

Rental Agent: \_\_\_\_\_

Dates guest is staying: \_\_\_\_\_

Type of pet including size and color: \_\_\_\_\_

If Service animal, please note type of service performed:

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If service animal, do not call owner or rental agent.

Owner's name: \_\_\_\_\_

Owner's phone number called: \_\_\_\_\_

\_\_\_\_\_ Spoke with owner. Date and Time: \_\_\_\_\_

\_\_\_\_\_ Called Owner: Left Message. Date and Time: \_\_\_\_\_

\_\_\_\_\_ Called Owner. No Answer. Date and Time: \_\_\_\_\_

\_\_\_\_\_ Called Rental Agent. Date and Time. \_\_\_\_\_