

Dear Residents,

As many of you have already heard, a Heritage resident was bitten in the throat yesterday by a dog within our community. The individual received medical attention, and the incident was reported to the Indian River County Sheriff's Office, Indian River County Animal Control, and Equity LifeStyle Properties (ELS).

We emphasize that ELS management, the dog owner(s) involved, and the appropriate county authorities are solely responsible for investigating and handling this matter.

In the interest of resident safety, the HOA is notifying the community of this matter. Residents are reminded to review, understand, and comply with the pet rules and restrictions outlined in the Heritage Plantation Prospectus.

Community Pet Rules

Pet Registration

All pets must be registered with the Community Manager.

Only two (2) accepted domestic pets that have been approved and registered are allowed per home.

Breed Restrictions

Certain breeds are not permitted due to size and/or aggressive nature.

These include, but are not limited to:

Doberman Pinschers

German Shepherds

Rottweilers

Bulldog breeds (including pit bulls)

Wolf breeds

Chow breeds

Any breed not permitted under the community's liability insurance policy is prohibited.

Immunizations

All pets must be immunized according to Florida Board of Health regulations before moving into the community.

Leash Requirement

Pets must always be kept on a leash with the owner when outside the owner's home.

Pet Waste

Pet litter must be removed from the homesite and communal areas daily. Owners must pick up waste immediately while walking their pet.

Private Property

Pets are not allowed on other residents' homesites at any time.

Restricted Areas

Pets are not allowed in recreation areas, pool areas, or clubhouses.

Complaints Policy

If complaints from residents are confirmed:

A warning will be issued to the owner.

A second justified complaint within 12 months may require the owner to remove the pet or vacate the premises.

Structures

Pet houses or pet fences are not allowed on the homesite, lot, or carport.

Cancellation of Pet Privileges

If pet management becomes a problem in the community, the Community Manager may refuse admission of new or replacement pets.

The rules are in place specifically to protect residents and prevent situations like this. This could have been much worse, leading to more tragic consequences. We thank every responsible dog owner in Heritage Plantation, and especially those who tried to prevent this situation by reporting the pattern of dog-owner violations to Park Management.

The HOA remains committed to communicating the community's concerns to management. Residents who witness aggressive animal behavior should contact 911 immediately.

Report any community pet concerns promptly to management, copying the HOA on the communication. When appropriate, also report the matter to Indian River County Animal Control for a timely response.

We appreciate everyone's cooperation as this matter is being addressed.

Sincerely,

HOA