

Whitemarsh Reserve — Three Important Pet Rules (Professional Notice)

Prepared October 06, 2025

Why this notice

To keep our community clean, safe, and considerate, please follow these key pet rules. They reflect our Amended & Restated Declaration and local animal-control requirements.

Rule 1 — Number and type of pets

- Up to two domestic pets per Home (for example, dogs or cats).
- No commercial breeding or keeping of animals for commercial purposes.

Rule 2 — Leash and control

- Keep pets on a physical leash held by a competent person when outside the Home, or within an ACC-approved enclosed yard.
- No tying-out of pets on balconies, patios, or yards and no unattended pets on balconies or patios.

Rule 3 — Waste cleanup and permitted areas

- Clean up pet waste immediately and dispose of it properly. Carry a bag when walking your pet.
- Use streets/sidewalks and designated areas. Do not walk pets behind other owners' homes or on rear swales, lake banks, or maintenance easements.
- No animals inside the fenced pool area; service animals may be on the deck, never in the water.

Other reminders

- Any pet that becomes a nuisance must be removed within 48 hours after written notice from the Association.
- Owners are responsible for any damage or disturbance caused by their pet.

Legal references and resources (for your records)

- Whitemarsh Reserve Declaration §15.2 — Pets: two domestic pets; leash required; cleanup required; nuisance removal; no tying-out.
- Local animal-control ordinances (Martin County) address animals at large and sanitation; HOA rules may be stricter on HOA property.
- Florida Department of Health pool rules bar animals in the fenced pool area (service animals allowed on deck, not in the water).

These are the most important rules about pets. A full list of regulations is in the Use Restrictions and Board policies.