Elysium Bayside – Pet Policy

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1. Purpose & Scope

This Pet Policy aims to:

- Ensure that the keeping of pets within the development does not compromise **the safety, hygiene, comfort, or wellbeing of residents**.
- Define which types of animals are permitted, restricted, or prohibited, and the procedures for **registration and approval** of pets.
- Apply to all residents, tenants, and long-term guests of Elysium Bayside.

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2. General Principles

- Each apartment may keep a maximum of two (2) pets (dogs, cats, or small domestic animals).
- Residents wishing to keep more than two (2) pets must submit a written request for approval to the Building Management and provide evidence that the additional pet was owned prior to moving into Elysium Bayside.
- In all cases, the total number of pets may not exceed three (3) per apartment, and no additional pets may be introduced after the residents have moved in.All pets must:
    1. Be **registered with the Property Management Office**.
    2. Hold **up-to-date vaccination certificates**.
    3. Be **microchipped** in accordance with Gibraltar law.
    4. Be **kept under control** at all times and **nuisance** to other residents.
- Pets are **not permitted to roam freely** in communal areas (corridors, lobbies, lifts, rooftops, pools, restaurants, etc.).
- **Leads are mandatory** in all public and shared spaces.

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3. Restricted Areas

Pets are **not permitted** in the following areas:

- Swimming pool, rooftop bar, restaurant, gym, and wellness facilities.
- Ground-floor communal lounges or indoor amenity zones.

Pets are **permitted** in outdoor access ways, car parks (on lead), and any designated **Pet Relief Area** if provided.

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4. Prohibited Animals

4.1 Dangerous Dog Breeds (under Schedule 10 – Crimes Act 2011, Gibraltar)

The following breeds and cross-breeds are strictly prohibited from being imported, kept, or bred within the development:

- Pit Bull Terrier
- American Staffordshire Terrier
- Japanese Tosa
- Dogo Argentino
- Fila Brasileiro
- American Bulldog *(declared a "dangerous dog" by HM Government of Gibraltar in 2007)*

Including **any cross-breed or dog substantially resembling** the above breeds.

4.2 Aggressive or Dangerous Animals

- Any dog with a **history of aggression or attacks** on people or other animals.
- Any dog deemed by the Management Company or local authorities to be **uncontrollable, aggressive, or unsafe**.

4.3 Wild or Hazardous Species

The following animals are prohibited:

- Wild carnivores (e.g., tigers, lions, leopards, hyenas, bears, foxes).
- Large reptiles (e.g., crocodiles, pythons, venomous snakes, Komodo dragons).
- Poisonous or venomous species (e.g., scorpions, tarantulas, poisonous frogs).
- Birds of prey (eagles, hawks, falcons) or large noisy birds.
- Any animal classified as a **"non-pet animal"** under Gibraltar import regulations.

4.4 Oversized Domestic Animals

The keeping of farm or large domestic animals such as **horses, pigs, goats, sheep, or primates** is prohibited.

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5. Restricted Pets (Requiring Prior Approval)

The following may be allowed **subject to written approval** from the Property Management Office:

- Dogs exceeding **25 kg** in weight.
- Large cat breeds (e.g., **Maine Coon, Savannah Cat**).

- Pet birds (e.g., **parrots, cockatoos, macaws**) – maximum one per apartment, provided noise levels remain acceptable.
- Small caged pets (hamsters, rabbits, guinea pigs, chinchillas).
- Aquariums up to **150 litres**, properly sealed and maintained to avoid leakage.

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6. Responsibilities of Pet Owners

Pet owners must:

- **Clean up** after their animals immediately in all communal and outdoor areas.
- Ensure pets **do not create excessive noise**, especially between **22:00 – 07:00**.
- Not leave pets **unattended on balconies, hallways, or communal spaces**.
- Accept **full legal and financial responsibility** for any damage or injury caused by their pets.
- Comply with all directions issued by the Property Management Office.

The Management Company reserves the right to **revoke pet privileges** if repeated or serious violations occur.

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7. Enforcement & Penalties

- **First violation:** Written warning.
- **Second violation:** Administrative fine of **£100 – £500**.
- **Third violation:** Revocation of pet privileges and possible eviction of the animal from the premises.

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8. Monitoring & Review

- This policy may be **reviewed annually** to reflect resident feedback or changes in Gibraltar legislation.
- The Property Management Office may **amend or revoke permissions** if a pet endangers safety, hygiene, or the development's image.

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9. Pet Registration Procedure

Residents must submit a **Pet Registration Form** including:

- A recent **photo** of the pet
- **Vaccination and microchip records**
- **Proof of pet liability insurance** (if applicable)

Note: The terms of this pet policy may be changed by the management company after the project is put into operation to suit the actual situation.