Complete Pet Policy

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Thee Quad Resorts welcomes approved animal companions within a boutique residential community and National Wildlife Federation Certified Wildlife Habitat. These rules support guest comfort, animal welfare, property care, and the protection of shared spaces and wildlife. The policy applies to ordinary pets accompanying guests and residents. Qualifying service and assistance animals are addressed separately under applicable law.

1 / Registration and approval

All ordinary pets must be disclosed and approved before arrival, regardless of species. The standard accommodation arrangement covers up to two approved ordinary pets. Each additional ordinary animal requires advance approval and a separate fee. Dogs and cats are welcome subject to review; birds, rabbits, reptiles, and other companion animals require appropriate advance approval and safe containment. No standard weight limit applies. Behavioral and safety concerns are reviewed individually, consistent with applicable law.

2 / Accommodation fees and deposits

A one-time, nonrefundable pet accommodation fee applies to ordinary pets according to the total length of the confirmed stay. There is no separate recurring nightly pet fee. The standard fee covers up to two approved ordinary pets. Each additional ordinary animal is $25, regardless of species, age, or size, subject to approval. Eligible members have the standard fee waived; additional-animal fees remain unless expressly waived. Ordinary pet fees do not apply to qualifying assistance animals where prohibited by law.

Confirmed stay	Standard fee (up to 2 ordinary pets)
1–3 nights	$40
4–30 nights	$99
31 or more nights	$150
Each additional ordinary animal	+$25 flat, per animal

The standard refundable accommodation security deposit is separate from pet accommodation fees. Actual damage, excessive cleaning, or other permitted charges may be assessed under the applicable stay agreement and law. Any change to a confirmed stay may require a fee adjustment, disclosed before approval.

3 / Veterinary care, age, and house-training

Guests must provide current rabies vaccination documentation where legally applicable and any other reasonably required veterinary or health information. Animals must be free of active contagious infestations or illness that poses a material risk to others. Adult dogs and cats are expected to be house-trained. Puppies,

kittens, and other young animals may be approved with advance disclosure and an age-appropriate sanitation, containment, and supervision plan. Guests remain responsible for accidents and associated cleaning.

4 / Supervision and unattended animals

Ordinary pets must be safely and appropriately supervised. A brief absence of less than one hour may be permitted only when the animal is safe, appropriately contained, and not disturbing others. Absences of one hour or longer require an advance management-approved care arrangement. Waggin’ Rears provides separately booked professional care through authorized personnel, subject to availability, screening, and fees. No pet-care service is included automatically with accommodation. Rules for qualifying assistance animals are applied consistent with governing law.

5 / Authorized access and security

Guests may not share gate, lock, or suite access credentials with unauthorized individuals. Outside pet-care providers, visitors, and other third parties may not enter private accommodations or restricted areas without management authorization and any applicable guest registration. Management may approve an alternative care arrangement, but authorization must be obtained before access is granted.

6 / Noise, behavior, and shared enjoyment

Persistent barking, howling, meowing, or other unreasonable animal disturbances are not permitted. Occasional normal animal sounds are understood. Owners must respond promptly to reported disturbances and take effective corrective steps. Animals must remain under control and must not threaten, harass, or injure people or other animals. Documented repeated violations may result in warnings, required corrective measures, or further action as permitted by the stay agreement and law.

7 / Leashes, outdoor access, and turf

Outside a private accommodation or expressly approved enclosed area, pets must be appropriately leashed or secured in a carrier. Pets may not roam freely throughout the property. The shared artificial turf lawn is not a pet exercise or relief area. Owners should use permitted off-property walking and relief areas, while promptly managing any unavoidable accidents on-site. Private gated yards are not exempt from waste-cleanup rules.

8 / Waste disposal and sanitation

Owners must immediately collect animal waste from courtyards, paths, landscaping, private yards, and other areas. Complimentary waste bags are available at the designated station. Bagged waste belongs in the designated pet-waste receptacle, not recycling or other prohibited containers. Unremoved waste or unsanitary conditions may result in documented cleaning charges where allowed by the stay agreement and law. Animal waste must never be left for staff or subsequent guests to discover.

9 / Furnishings, cleaning, and damage

Pets may use suitable furnishings where permitted. Owners are responsible for preventing and reporting damage, including chewing, scratching, staining, urine, excessive soiling, and damage to bedding, rugs, furniture, flooring, doors, or landscaping. Reasonable documented cleaning, repair, or replacement costs beyond ordinary wear may be charged in accordance with the stay agreement and law. Staff may require

animals to be safely controlled during scheduled housekeeping or maintenance.

10 / Wildlife and environmental care

Thee Quad is a Certified Wildlife Habitat. Owners must prevent pets from chasing, injuring, or disturbing wildlife and from damaging gardens, habitat plantings, or shared landscape features. Natural outdoor conditions may include insects, wildlife, plants, weather, and other environmental hazards. Guests should supervise animals appropriately and promptly report incidents. Nothing in this section waives duties or liabilities imposed by law.

11 / Allergies and prior animal occupancy

Approved animals may have occupied pet-friendly accommodations previously. Thee Quad follows its cleaning procedures between stays but cannot represent that every accommodation has always been animal-free. Guests with allergies or specific needs should disclose them during inquiry so suitable available arrangements can be discussed. No accommodation is guaranteed allergen-free unless expressly confirmed.

12 / Service and assistance animals

Thee Quad complies with applicable federal, Florida, and local requirements. Qualifying service animals and assistance animals, including eligible assistance animals in housing, are not treated as ordinary pets where the law requires an exception. Ordinary pet fees, blanket breed or weight restrictions, documentation demands, and unattended-animal conditions will not be applied in a manner that violates applicable law. Management may consider lawful individualized safety and accommodation requirements. Owners or handlers remain responsible for control and actual damage where permitted by law.

13 / Incident reporting and enforcement

Guests must promptly report animal escapes, bites, injuries, property damage, wildlife incidents, and material health or safety concerns. Management may document incidents, request corrective action, and apply lawful remedies under the stay agreement. Any cleaning or damage charge must be supported by the applicable agreement and evidence; this policy does not establish automatic punitive fines or waive any legal rights.

14 / Waggin’ Rears services

Waggin’ Rears is an independent professional pet-care program operating at Thee Quad. Eligible guests may inquire about daycare, boarding, walking, training, and curated excursions. Services require separate booking and payment and are subject to availability, screening, and individual service terms. Preferred guest pricing and eligible membership benefits may apply as disclosed at booking.

15 / Questions and confirmation

Disclose ordinary pets through the Stay With Us inquiry process before arrival. Thee Quad will communicate approval, applicable fees, documentation requests, and any special arrangements. This public reference policy is not itself a signed waiver or booking confirmation. The governing reservation or occupancy agreement and applicable law control in the event of a conflict.