

**ARTICLE VIII**  
**ANIMALS**

**Pet Restrictions**

One (1) pet (dog or cat) is allowed in any one unit. Pets shall not exceed thirty (30) pounds in weight. Fish and birds are acceptable. All dogs shall be registered with the Manager. Upon registration, an affidavit showing that the dogs' up-to-date inoculations ("shots") must be presented. Updates must be submitted when applicable. A one-time non-returnable registration fee of Seventy-Five Dollars (\$75.00) is required for dogs. If a dog dies and is replaced, a new registration fee applies. If a dog is simply replaced by another, the same applies.

**Visitors are not permitted to bring pets of any kind onto the condominium premises.**

**Service Animal Restrictions**

One service animal is allowed per resident per unit. Per ADA, a service animal is identified as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability. All service animals shall be registered with the property manager. Upon registration, an affidavit showing that the animals' up-to-date inoculations ("shots") must be presented. Updates must be submitted when applicable.

**Support Animal Restrictions**

Other non-unique animals that do work, perform tasks, provide assistance, and/or provide therapeutic emotional support for individuals with disabilities (referred to as support animals) may be accommodated on a case-by-case basis. Supporting information from a licensed mental health care professional must be specific as to the individual with the disability as well as the assistance or therapeutic emotional support provided by the animal. All support animals shall be registered with the property manager. Upon registration, an affidavit showing that the animals' up-to-date inoculations ("shots"), where applicable, must be presented. Updates must be submitted when applicable.

**Control of:** For Pets, service animals, and emotional support animals permitted on the premises, the following shall apply:

- A. Pets, service animals, and emotional support animals may only be walked or curbed on the extreme west border grass areas adjacent to the forest. Animals shall not be kept, bred, or used in any unit for any commercial purpose. Animals shall not be allowed on any common element except in transit, or when carried or on a leash. Animals are allowed to be unleashed once inside the dog run once the gate has been secured. **At no time is any animal allowed in the pool or hot tub.**
- B. Owners must promptly remove all droppings of their pets, support animals, and emotional support animals while on the premises.
- C. Pet, service animal, and emotional support animal owners shall be responsible for the cost and expense or any repair or cleaning of common elements caused.

Should any pet, support animal, or emotional support animal cause a nuisance or unreasonable disturbance, the owner shall be notified immediately and either correct the situation or remove the animal from the premises.

## ARTICLE VIII

### PETS

#### (Addendum to add Service Dogs and Emotional Support Animals defined by ADA AND HUD (Fair Housing Act))

#### SERVICE DOGS

\*Highly trained to do a specific task or service for the disabled person.

\*Must be harnessed, leashed, tethered, or controlled effectively through voice, signal or other effective means.

\*Only two questions may be asked:

1. Is the dog a service animal required because of a disability; and
2. What work or task has the dog been trained to perform?

#### EMOTIONAL SUPPORT ANIMALS

\*Documents required for an ESA to prove requester is in need of its service.

1. An ESA letter from a mental health professional; (licensed therapists, psychologists and psychiatrists) to prove individual is in need of its service. The documented letter must be signed and printed using mental health professional's official letterhead. **The family doctor cannot prescribe an ESA since they are not considered a licensed mental health professional.**

#### ADDITIONAL FACTS

\*Fair Housing states that weight cannot be a reason to deny an ESA

\* ESAs are exempts from pet fees and pet rent.