

Section 1: [House Rules (Amended May 2012), Page 1 - General] Levying Fines Without Warning Notices on Non-Paid

MARKUP #1 ->

It shall not be necessary to provide warning notices in order to levy fines or penalties against a unit owner for violation of these rules.

Section 2: [House Rules (Amended May 2012), Page 2 - Conduct] Discontinuation of Residential Water Utilities for 60-

Payment of monthly Association dues are the responsibility of the owner until such time as the Unit may be sold, title is transferred to the buyer and notification sent to the Management Company. Water utilities will be discontinued on any account sixty (60) days delinquent on dues. The Board reserves the right to declare annual assessments due in full where chronic delinquency exists. Class A-2.

Section 3: [House Rules (Amended May 2012), Page 2 - Conduct] Prior Restraint on Use of Recreation Room by Political

The Campbell Creek Park Recreation Room may not be used for commercial purposes, nor by groups which are public, political, or controversial, unless prior approval of the Board of Directors is obtained. Class A-1.

Section 4: [House Rules (Amended May 2012), Page 3 - Vehicles] Requirement That All Vehicles Be in 'Daily Continua

No inoperable motor vehicle shall be allowed on the property. All vehicles must be in daily continual use. There is no room for storage of vehicles at any time. Notice of towing shall not be required.

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Section 5: [House Rules (Amended May 2012), Page 5 - Animals] Compulsory Disposal of Pets for Rule Violations

The Municipality Animal Control Regulations are in effect on Campbell Creek Park property. Residents may be fined and/or required to dispose of their pets for failure to observe the following animal control rules.

Section 6: [House Rules (Amended May 2012), Page 2 - Conduct (Leasing)] \$10/Month Fine for Tenant Contact Inform

A Unit owner who rents or leases his Unit to another party shall report to the Managing Agent within ten (10) days of rental occupancy or signing of a rental agreement, whichever is earlier, the renter's name, mailing address, home address, and home and work telephone numbers. Further, on an annual basis, a new information sheet is to be provided, no later than March 31 each year. There will be assessed a fine of \$10.00 per month until submitted. Class A-1.

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 5 (p. 1): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

[House Rules (Amended May 2012), Page 5 - Animals] Compulsory Disposal of Pets for Rule Violations The Municipality Animal Control Regulations are in effect on Campbell Creek Park property. Residents may be fined and/or required to dispose of their pets for failure to observe the following animal control rules.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).