

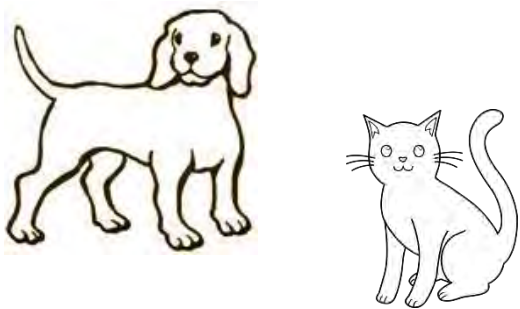
SAFETY & HEALTH INFORMATION FOR ALL OF US

- Open fire/charcoal grills for food cooking on patios, porches and pool area is prohibited. No open fires allowed on grounds per City/State Ordinances.
- Towels, bathing suits or any other items are not to be hung over porch railings.
- No loud playing of stereos, televisions or radios.
- No volleyball, football, baseball or golf playing is allowed on lawns or grounds.
- Lawn chair lounging/sunning is not allowed in center grounds of high-rise and low-rise buildings, including courtyard.
- Roller skating, roller blading, skateboarding and bicycling are not allowed on common areas.
- Bicycles are to be stored in bike racks only.
- No owner may display a sign, advertisement or notice of any type on the common elements of his unit.
- Trees, shrubs and other landscaping cannot be removed, added to or altered without permission of the Board of Directors.
- No exterior changes or alterations to common area elements are to be made to units without prior permission from the Board of Directors.
- Storage is prohibited in common areas.
- All areas commonly used: i.e., stairways, halls, landings, etc., are to be kept free of furniture, plants, etc., to preclude fire hazards.
- Keep off dunes.
- No screen doors allowed on entrance way doors. Existing screen doors are “grandfathered-in” and are not to be replaced.
- Carpeting is not permitted on patios or landings in low-rise buildings.
- Please adhere to *quiet* time from 10:00 pm to 8:00 am.
- Consider others when running washing machines at odd hours.

PETS

ISSUE #1

- No animals allowed in rented units or by guests anytime.
- Pets of unit owners shall not exceed 15” in height at shoulder or exceed 20 lbs.
- Florida Law states that pets shall have rabies shots and must also be licensed in Florida. Certificate must be filed with the Manager.
- Pets must be kept on leashes when on condo grounds.
- Owners must clean up pet “deposits.”
- Pets must be walked along outside perimeters of property only or in any future designated areas.
- No pets allowed in center grounds of highrise and low-rise buildings, including courtyard.
- No pets in pool area at any time.



MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. SAFETY & HEALTH INFORMATION (p. 3): 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; HUD Notice 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:

* Pets of unit owners shall not exceed 15" in height at shoulder or exceed 20 lbs. * No animals allowed in rented units or by guests anytime. * Florida Law states that pets shall have rabies shots and must also be licensed in Florida.

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).