Osprey Park and Fletcher Park Rules and Regulations

Park Hours
Sunrise to Sunset

Park Pavilion Usage
Use the parks at your own risk Marsh Landing Master Association assumes no liability

Violation of Rules and Regulations may result in termination of privileges

An application is required to use the Pavilion for special events. Call Marsh Landing Management at 904-273-3033 for reservations and more information.

All Rules and Regulations are subject to change by the Marsh Landing at Sawgrass Master Association.

Not Permitted on Park Property
Alcohol sales
Smoking
Illegal use or distribution of drugs
Loitering
Gambling
Fireworks
Bounce Houses
Profane language
Improper or offensive behavior
Glass containers
Climbing on sports equipment

Picnics and Cookouts
Portable grills are allowed
Pick up the area upon leaving
Keep the restroom clean

Pets
Pick up and dispose of pet waste
Must be kept on leash

Parking
Motor vehicles, scooters and golf carts must be parked in designated areas and are not permitted inside the recreation grass areas, or they will be towed at owner's expense.

Park Hours
Parks will be open for Marsh Landing homeowners and their guests from Sunrise to Sunset. The closing hours will be subject to change. No unauthorized people are allowed on park property outside of the established hours.

Park Usage
Marsh Landing homeowners and their guests are to use the facilities at their own risk and must comply with all rules and regulations. Marsh Landing Master Association shall have no liability for any injury or mishap that may occur on park property. Any resident or guest who violates the rules and regulations may be subject to permanent suspension of use rights or fines as provided by the Declaration of Covenants, Restrictions and Conditions of Marsh Landing at Sawgrass Master Association.

Parents are responsible for the conduct of their children at all times. Park users shall be responsible for and pay for any loss or damage to park facilities or the property of other members or guests.

Marsh Landing homeowners and their guests shall be asked to leave the premises and may be restricted from further use of the park if engaged in unauthorized activities like identified herein or doing anything which may constitute a nuisance or interfering with the normal use and enjoyment of the park by other members.

Picnics and Cookouts
Homeowners and their guests may bring their own portable grills and use them at their own risk. Following picnics and cookouts, park users must pick up the area and dispose of any trash appropriately. No glass containers are allowed. Marsh Landing homeowners and their guests are responsible for using the restroom facility responsibly and keeping the restroom clean.

Pets
Pets must be always kept on a leash. Pick up and dispose of any pet waste appropriately. No pets are allowed in the fenced play equipment areas.

Parking
Motor vehicles, scooters and golf carts must be parked in designated areas and are not permitted inside the recreation areas, or they will be towed at the owner's expense. If an event exceeds available parking, rope and rebar will be required to protect adjacent properties. Installation and removal will be done by Marsh Landing Management Company at a rate of $65/hour paid by the event holder. Additionally, in accordance with Marsh Landing Policy for Events, Access Control must be contacted to assist with parking.

Bicycles or mopeds must be parked and locked in designated areas and are not permitted inside the park area.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK — BOARD & COUNSEL REVIEW

Sec. N/A (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; 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 Pick up and dispose of pet waste Must be kept on leash Parking Motor vehicles, scooters and golf carts must be parked in designated areas and are not permitted inside the recreation grass areas, or they will be towed at owner's expense.

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).