

ISSUE #1

1. Pets must be leashed in common areas.
2. ~~Pet waste must be cleaned up immediately.~~
3. No aggressive breeds or exotic animals are permitted.
4. SPECIAL NOTE: The legislature and Insurance Companies have notified our association that the following breeds are not to be kept inside apartments either due to their size, aggressiveness or both, irrespective if they are companion or service dogs.

The breeds are.

DOBERMAN	GERMAN SHEPHERD	ROTTWEILER	AKITA
GREAT DANE	CHOW CHOW	ENGLISH MASTIFF	SIBERIAN HUSKY
ALASKAN MALAMUTE	PIT BULL	BOXER	WOLFDOG
CANE CORSO	PERRO DE PRESA CANARIO	STAFFORDSHIRE BULL	
TERRIER	BULLDOGS	TERRIER	DALMATIAN

- ALL pets which meet the criteria noted above must have **A LIABILITY INSURANCE POLICY providing** Bodily Injury, medical payments and Property Damage coverage which must include the medically approved pet which is to reside in our community.
- Guests are not allowed to bring pets to our community unless these meet the criteria mentioned previously.

• **FEEDING ANIMALS ON OUR COMMON AREAS IS PROHIBITED.**

 Noise and Nuisance “Quiet hours are from 10:00 p.m. to 7:00 a.m. daily”

- No noxious noise or offensive activity shall be carried on within the community, nor shall anything be done therein which may become an annoyance or nuisance to the neighborhood.
- Excessive noise, car horn, loud music, or disturbing behavior is not permitted in our common areas or coming from inside an apartment.
 - Use of Alcohol in common areas is strictly prohibited.
 - Residents shall not cause or permit any noise, odor, or activity that disturbs others.

• **Parking and Vehicles:**

1. Each unit is assigned one (1) reserved parking space.

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. 3 (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:

No aggressive breeds or exotic animals are permitted. 4. SPECIAL NOTE: The legislature and Insurance Companies have notified our association that the following breeds are not to be kept inside apartments either due to their size, aggressiveness or both, irrespective if they are companion or service dogs. The breeds are. DOBERMAN GERMAN SHEPHERD ROTTWEILER

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).