

Sec. XVI (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:
hereby amended to read as follows:
(K) No pets shall be maintained or kept in any of the apartments other-than including goldfish, tropical fish and the except as may be specifically provided for and authorized by the rules and

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).

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150

MARKUP #1 ->

THIS INSTRUMENT PREPARED BY

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CERTIFICATE OF AMENDMENT

TO THE

BYLAWS

OF

874329

THE VENICE CENTRE ASSOCIATION, INC.

THE VENICE CENTRE ASSOCIATION, INC., its address being 238 W. Tampa Avenue, Venice, Sarasota County, Florida, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of THE VENICE CENTRE ASSOCIATION, INC. is recorded in O.R. Book 1044, page 429, et seq., of the Public Records of Sarasota County, Florida. The following amendments to the Bylaws were then submitted to the entire membership of the Association at its meeting called and held on the 2nd day of February, 1988, and approved by affirmative vote in excess of seventy-five percent (75%) of the voting interest of the Association as required by the Bylaws.

1. Article XVI, Section 3(k), is hereby amended to read as follows:

(k) No pets shall be maintained or kept in any of the apartments other-than including goldfish, tropical fish and the like, except as may be specifically provided for and authorized by the rules and regulations of the Association as they may be from time to time adopted or amended, or pursuant to the written consent of the Board of Directors of the Association, or of the Developer, provided, such written consent when once given and relied upon in connection with the purchase and acquisition of a condominium apartment unit may not thereafter be revoked or terminated without the consent of the apartment owner.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 1st day of April, 1988.

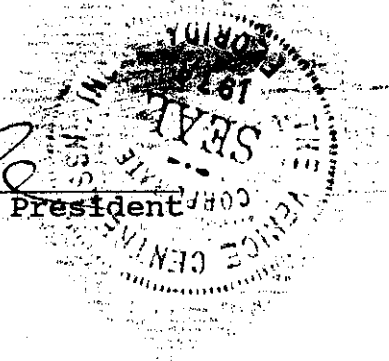
ATTEST:

By: Pauline K. Clark
Secretary

THE VENICE CENTRE
ASSOCIATION, INC.

By: [Signature]
President

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