



MARKUP #1 ->

RING DOORBELLS / CAMERA / AI ROBOTS

1.

Any door camera or a small white doorbell (1x1x3) must be installed with double-sided tape on the interior left side of the door frame. No drilling is allowed.
2.

Residents, guest of residents or visitors are not permitted to use robots in hallways or common elements.
- What constitutes a robot is in the sole discretion of the Board.

PET RULES & REGULATIONS

ISSUE #1

1.

Domesticated pets are permissible, provided such pets:

a.

Are in compliance with applicable laws and regulations.

b.

Are not left unattended on balconies.

c.

Are not nuisances to neighboring residents.
- d.

Are not a breed considered to be dangerous by the Board of Directors. Neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, each Unit Owner and the Association in such regard. Prohibited pets include Staffordshire Bull Terriers (including Pit Bulls and any variety thereof), Doberman Pinschers, Rottweilers, Chows, Akitas, any Wolf Hybrid, Huskies and Presa Canarios or any part/combination or the stated breed. This list may be added to or revised at the discretion of the Board which may include, without limitation, that the pet could be permanently removed from the condominium property.
2.

No more than two (2) domestic dogs, cats, or combination thereof may be maintained in a Residential unit
3.

Unit owners and residents are responsible for the pets of their guests at all times while on Association property and are subject to all rules and regulations, as if the guest’s pets are their own pets.
4.

Pets shall not be permitted outside of their Owner’s Unit unless on a leash not more than six (6) feet in length or carried. Furthermore, they must be under the direct control of their owner. These pets shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. Under no circumstances shall these pets be allowed in or around the pool area or any recreational facilities contained within the Condominium Property.
5.

Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
6.

If a Resident’s or Guest’s pet causes damage to Landscaping or to any other Common Element, that Unit Owner is responsible for repairing such damage. The Association retains the right to implement said repairs and charge the Unit Owner or resident. Therefore, without limiting the generality of

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

BOARD & COUNSEL REVIEW

Sec. 1 (p. 6): 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:

Domesticated pets are permissible, provided such pets: a. Are in compliance with applicable laws and regulations. b. Are not left unattended on balconies. c. Are not nuisances to neighboring residents.

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).