

Section HOUSE RULES - Sample Provision Excerpt (Public Preview)

x 4 feet or weighing more than 50 lbs. must be delivered directly to the apartment or the delivery person must be met in the lobby at the time of delivery. Such packages will otherwise be refused.

Door Decorations and Mats

Small seasonal door decorations are permitted as long as they are not attached to the door, do not damage the finish of the door,

ISSUE #1



MARKUP #1 ->



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

BOARD & COUNSEL REVIEW

Sec. HOUSE RULES (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 (Fair Housing Act - Assistance Animals) & HUD 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:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

HOUSE RULES (Revised March 2022) Terms and Provisions All shareholders and their guests are expected to comply at all times with the House Rules. These House Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors of the Cooperative.