Section 7 - Sample Provision Excerpt (Public Preview)

Dog Waste
Hangers
Pizza Boxes / cardboard boxes
Large bulky items
Area Rugs
Paint / Paint Containers
ISSUE #1
nces
Styrofoam
Anything else that does not fit into the Chute or is of a nature that will cause trash to get backed up in the Chute, cause injury to a person or damage the Chute or Compactor
2.

MARKUP #1 ->

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

Sec. 7 (p. 10): 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:
Dog Waste Hangers Pizza Boxes / cardboard boxes Large bulky items Area Rugs Paint / Paint Containers Small Appliances Styrofoam Anything else that does not fit into the Chute or is of a nature that will cause trash to get backed up in the Chute, cause injury to a person or damage the Chute or Compactor 2.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Keys/Emergency Access to Unit Unit Owners shall provide Management with a key(s) to their Unit in case emergency access to a Unit is required. The Unit Owner shall be responsible for all costs resulting from emergency access to a Unit if Management does not possess a key. E. Financial: Common Charges, Fees, and Fines 1. Common Charges, Fees a.