

Section c - Sample Provision Excerpt (Public Preview)

- Pets
- Unit Upkeep and Access
- Maintenance Responsibility
- Snow Removal
- Service Requests
- Emergencies
- ISSUE #1
- Structural Changes
- Structural Repairs and Replacements
- Plumbing
- Water Usage/Abuse

MARKUP #1 ->



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

BOARD & COUNSEL REVIEW

Sec. c (p. 9): 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:

Pets Unit Upkeep and Access Maintenance Responsibility Snow Removal Service Requests Emergencies Structural Changes Structural Repairs and Replacements Plumbing Water Usage/Abuse

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

ontained herein. Please check High Meadow Cooperative's website for updated information. Board of Directors May 1, 2025 High Meadow Cooperative No. 1, Inc. 440 Mamaroneck Avenue, S 512 Harrison, New York 10528 914-813-1900/fax 914 813-1919 Contents Terminology & Application Violation of Rules & Regulations...