

5. Only owners who are currently paying all association fees and assessments may submit a request for an exterior modification.

APPLICATION NEEDED?	YES	NO	
Interior Remodel		X	
Roof Replacement		X	
Pool Install	X		
Fence Install	X		
Garage Door Replacement		X	
Front Door Replacement		X	
Shed Install	X		
Deck Install	X		
Yard Light Replacement		X	
Playground Equipment		X	
Tree Removal		X	
Landscape Additions		X	
Siding	X		
Solar Panels	X		

PROPERTY GUIDELINES

Animals/Pets

- ISSUE #1
1. **All pets** must always be kept on a hand-held leash and under the owner’s complete physical control when outside the dwelling.

2. **All Pets** are not allowed to be tied out or tethered to the front or sides of property.

3. **All Pet** waste must be picked up immediately and entirely on your Lot or the Common Elements. Pets are not permitted to defecate on another Owner’s Lot. Failure to clean up after a pet may result in enforcement

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. 2 (p. 14): 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:

All Pets are not allowed to be tied out or tethered to the front or sides of property.

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).