

on the premises for the duration of the visit. Any non-residents who are not the grandparent or grandchild of an N resident must purchase a guest pass for their visit. Exceptions may be made at the discretion of the Association Manager.

MARKUP #1 ->

3. PROPERTY REGULATIONS:

- A. **General Care Responsibilities:** All Members using the recreation facilities are responsible for assuring that the premises, furniture, and equipment are left in a clean and undamaged condition following such Member's use. Members are responsible for any damage to the recreational facilities caused by themselves or their guests.
- B. **Noise Restrictions:** In consideration of residents living near the pool, and other patrons, Members and their guests are requested to be considerate of noise levels in the pool area at all times. This includes, but is not limited to, yelling and the use of audio equipment (unless used with headphones) in the pool, spa, patio and tennis court areas.
- C. **No Bicycles:** Bicycles, skateboards, skates, roller blades and scooters are not allowed inside the pool area, patio area, and tennis courts, sports courts, clubhouse or entrance to the clubhouse. Bicycles must be parked in the bike racks provided. Leaving bicycles unattended in the breezeway is not allowed and presents a safety concern in the event of an emergency.
- D. **Skateboards, Rollerblades or Roller Skates:** Skateboards, roller blades or roller skates are allowed only on the streets and sidewalks of the premises. No curb riding or jumping.
- E. **Motorized Bicycles, Scooters:** Electric bicycles, scooters, skateboards, hoverboards, and other motorized personal transportation devices are not allowed within the pool gates, on the grass field, on tennis or basketball courts, or around the Home Town Center, including the breezeway. All such devices must be stored in the provided bike racks when on MRA property. Storage in the breezeway or near any pool gates is strictly prohibited.

ISSUE #1

- F. **No Animals:** Absolutely no pets or animals are allowed inside the recreation facilities. Members or guests must clean up after pets when walking them within the common area grounds. Please be considerate and do not leave your bags of pet droppings on the ground near the trash dumpster.
- G. **No Smoking:** The Hometown Center facility and grounds are designated as smoke-free. Smoking is not allowed on the premises. This includes e-cigarettes and vapes.

4. TENNIS & SPORT COURTS REGULATIONS:

- A. **Use Restrictions:** Use of the tennis courts and sports courts is restricted to Members and guests only. Lighting is provided and hours are as follows: 6:00 am to 10:00 pm daily. Only tennis or soft-soled shoes are allowed on the court. Black-soled shoes are prohibited.
- B. **Guest Policy:** Sport courts are allowed a maximum of five guests per member. As a courtesy to other members, playtime is limited to 60 minutes.
- C. **Tennis or Pickleball Only:** No use or activities other than tennis or pickleball are permitted on the tennis courts. Bicycles, skateboards, skates, roller-blades or scooters are strictly prohibited.
- D. **Pets:** No pets are allowed inside the tennis court area.

5. MEMBERS WITH RENTAL TENANTS:

- A. Members are responsible for tenants renting their homes. It is the Member’s responsibility that tenants follow all rules & regulations of MRA.
- B. When a Property Management Company is used to manage a Member’s property, it is the responsibility of the Member to give all information regarding the rental property to the Management Company.
- C. An additional pool or tennis court key for rental properties is \$100. The Member or Management Company representing the Member may purchase a key for the tenant. All MRA correspondence regarding the rental property is through the Member or Property Management Company not the tenant.

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

BOARD & COUNSEL REVIEW

Sec. D (p. 3): 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:

F. No Animals: Absolutely no pets or animals are allowed inside the recreation facilities. Members or guests must clean up after pets when walking them within the common area grounds. Please be considerate and do not leave your bags of pet droppings on the ground near the trash dumpster. G. No Smoking: The Hometown Center facility and grounds are designated as smoke-free. Smoking is not allowed on the premises. This includes e-cigarettes and vapes.

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).