



2021 BOC
RULES & REGULATIONS

MARKUP #1 ->

E. FEES -

Cancellation/Modification	\$70. Reservations cancelled at 30 days before arrival date \$120. Reservations cancelled less than 30 days before arrival date
Vacation Banking (carry week internally)	\$70. When requested before June 30 th . \$120. When requested July 1 st deadline date November 30 th
Upgrade Change of Season	\$210. Green to Yellow \$420. Green to Red \$300. Yellow to Red
Reinstatement Fee	\$270. (150 Reinstatement + 120. Vacation banking)
Borrow Week Fee	\$70.
Upgrade Room Category	\$210. Studio to 1 Bedroom Galleria \$210. Studio to 1 Bedroom Willowbrook \$320. Studio to 2 Bedroom Galleria \$300. 1 Bedroom Willowbrook to 2 Bedroom Galleria \$300. 1 Bedroom Galleria to 2 Bedroom Galleria
Lock off fee	\$100. Split 2 Bedroom Unit Willowbrook into two 1 Bedroom unit Willowbrook \$500. Split 2 Bedroom Unit Willowbrook into three Studios unit in Galleria \$420. Split 1 Bedroom Unit Willowbrook into two Studios unit in Galleria \$420. Split 1 Bedroom Unit Galleria into two Studios unit in Galleria \$500. Split 2 Bedroom Unit Galleria into three Studios unit in Galleria
Transfer of Vacation License	\$250.
Add Co-Owner in the membership	\$50.
Pet fee	1 – 2 Pets \$210

ISSUE #1

*** fees may reasonable change each year

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

BOARD & COUNSEL REVIEW

Sec. D (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:

Pet fee *** fees may reasonable change each year 1 - 2 Pets \$210

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).