

Section GREENLAWN PLACE OWNERS ASSOCIATION IS NOT - Sample Provision Excerpt (Public Preview)

GREENLAWN PLACE OWNERS ASSOCIATION IS NOT RESPONSIBLE FOR ACCIDENTS. 4. NO CHILDREN UNDER 16 ALLOWED WITHOUT ADULT (18 years of age or older) SUPERVISION AT ANY TIME. 5. NO COOKING ALLOWED INSIDE THE FENCED POOL AREA. 6. NO GLASS CONTAINERS ALLOWED. 7. NO BEER KEGS OR EXCESSIVE DRINKING OF ALCOHOLIC BEVERAGES ALLOWED.

ISSUE #1



MARKUP #1 ->



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

BOARD & COUNSEL REVIEW

Sec. GREENLAWN PLACE OWNERS ASSOCIATION IS NOT (p. 1): 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: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors, mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R.