

- 4.7
- No parking is allowed on any of Snowline's roads or shoulders. Vehicles parked on the roads or shoulders may be issued a citation and/or towed away at the owner's expense.
- 4.8
- Vehicles shall not be stored on owners' lots where they can be seen from the road or from neighboring dwellings. Any vehicle that has been so stored for a period of thirty days or more shall be removed.
- 4.9
- Owners, guests and tenants must park vehicles within the lot driveway; overnight parking is not allowed on Snowline roads and road edges. Overnight parking is not allowed at clubhouse parking lot or outside the gate without a prior approved request submitted to Snowline Resident Manager.

SECTION 5: PETS AND ANIMALS

- 5.1
- Only generally accepted household pets, such as dogs and cats, are allowed in Snowline. The behavior of pets shall not be a nuisance to owners or occupants of Snowline Real Property or to Snowline staff.
- 5.2
- Dogs must be on a leash when off owner's property. All dogs must be on a leash at all times while on Snowline property. The only exception to this rule is in the ball field near the clubhouse where dogs may be off leash as long as the owner or person responsible for the dog is present and in control, the dog is not acting in a threatening manner to other people or animals, and field games are not underway.
- 5.3
- Owner or responsible person is required to clean up after their pet which includes properly disposing of poo bags.
- 5.4
- Horses are not allowed in Snowline.

ISSUE #1

5.5

Pets are not allowed in the pool, playground, picnic shelter areas, or in other posted areas, at any time.

SECTION 6: SNOWLINE FACILITIES

- 6.1
- Snowline facilities are for members and guests accompanied by members.
- 6.2
- The swimming pool rules and regulations [Snowline Form 004] are posted at the swimming pool.
- 6.3
- The tennis and pickle ball court rules and regulations [Snowline Form 005] are posted at the tennis and pickle ball courts.
- 6.4
- Misuse of tennis courts: Tennis courts are for tennis only! Misuse such as skateboarding etc can damage our courts. Those caught violating rules will be fined.
- 6.5
- The clubhouse rules, regulations and instructions [Snowline Form 006] are available on the website.

SECTION 7: DISPOSAL OF GARBAGE

- 7.1
- All household garbage shall be enclosed in plastic bags and deposited in the centrally located compactor.
- 7.2
- Recyclable items may be deposited in the appropriate receptacles in the Recycling Center according to the rules posted there. Plastic bags are not to be placed in recycling containers.
- 7.3
- Building materials, furniture, appliances, large items, non-household items, and remodel packaging shall not be placed in the compactor, or anywhere else on Snowline common property. The Board may occasionally permit the disposal of such items at a designated site and may charge a user fee.
- 7.4
- Snowline does not allow any trash cans outside since these attract bear, raccoon, and other wildlife. All trash cans must be kept in a locked shed, or garage, or a certified bear proof can must be provided and placed in a discreet location if trash is being left outdoors.

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. 5.5 (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:

Pets are not allowed in the pool, playground, picnic shelter areas, or in other posted areas, at any time.

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).