

ROLLS LANDING CONDOMINIUM, INC.

SERVICE ANIMAL POLICY

REGULATIONS FOR HOMEOWNERS, RENTERS AND VISITORS THAT REQUIRE A SERVICE OR EMOTIONAL SUPPORT ANIMAL

Background: The Rolls Landing Condominium Association has been a NO PETS property for visitors and renters who have rented full time at Rolls Landing for less than two years. However, under certain circumstances, Federal and Florida laws provide for accommodation of disabled Residents or Visitors who require Service Animals and Emotional Support Animals. Rolls Landing intends to be in full compliance with those laws while still protecting the interests of **all** of its Residents and Visitors. Accordingly, the following Regulations are established for the benefit of all.

The Rolls Landing Board of Directors has established the **regulations** that appear herein to comply with the reasonable accommodation requirements¹ for any **service** or **emotional support** animal², both known as **assistance animals**, under: the Federal and State Fair Housing Acts (FHAct), and Section 504 of the Rehabilitation Act of 1973. These regulations apply to any person requesting accommodation for an assistance animal.

- A. Request for an Assistance Animal Reasonable Accommodation** – Homeowners and Renters of the Rolls Landing Condominium who require an assistance animal must make a written request to the Board for reasonable accommodation prior to the arrival of the animal. Short-term Visitors (up to seven days) shall make verbal requests prior to the arrival of the assistance animal. Visitors must provide documentation upon request. (This paragraph does not apply to persons with disabilities, accompanied by Service Animals, who visit the Rolls Landing office on business.)
- B. Verification of Your Disability and Need for an Assistance Animal** – When an individual requests accommodation in the form of an assistance animal they must provide the Rolls Landing Board of Directors with a signed original letter from your medical professional that establishes that they have a disability and that the animal in question will provide some type of disability-related service or will provide emotional support that alleviates one or more symptoms or effects of their disability. If their disability or need for a reasonable accommodation is readily apparent, medical documentation will not be required to support their request for reasonable accommodation.
- C. Changing Situations** - If the situation requiring the animal changes, or if problems develop, the Rolls Landing Board has the authority to require that the owner of the animal re-establish the need for the assistance animal. For example, if the person for whom the reasonable accommodation was granted leaves the property, the reasonable accommodation no longer applies. Also, if the approved animal dies or departs from the property, the Rolls Landing Board will require that you reapply for reasonable accommodation to bring another animal onto the property.
- D. Animal Care and Supervision** – The owner of the assistance animal is responsible for the care of their animal. They must supervise their animal and retain full control of it at all times. This means that while the animal is in common areas, it is on a leash, in a carrier, or otherwise in their direct control. When in the presence of others, the animal is expected to be well behaved (not jumping on or nipping at people, not snarling or barking, etc.).

- a. The owner must ensure that the assistance animal has been immunized against diseases and treated for pests, such as fleas and ticks, common to that type of animal. Certain assistance animals, if required by law, must have a current vaccination against rabies and be properly licensed. You must provide the Board with appropriate documentation of such vaccination and licensure.
- b. If the presence of the assistance animal prevents the delivery of service (i.e. pest control) or interferes with facility upkeep, the Rolls Landing Association may request that the owner temporarily or permanently remove the assistance animal or, when applicable, be present to control the animal when facility upkeep is performed.
- c. The owner is responsible for the proper disposal of animal waste. The owner is required to carry equipment to clean up the animal's feces which must be properly disposed of. If assistance with cleanup is required, the owner must arrange for such help through family, friends or advocates.
- d. The owner of the animal is responsible for any and all problems caused by the actions of the animal. The Rolls Landing Condominium Association has the authority temporarily or permanently to exclude an assistance animal from the Rolls Landing grounds and facilities as allowed by law, including in an instance where the assistance animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by another reasonable accommodation, or the assistance animal in question would cause substantial physical damage to the property of others that cannot be reduced or eliminated by another reasonable accommodation.

The Rolls Landing Condominium Association has adopted a “one-bite” policy that requires an animal to be removed permanently from the Rolls Landing Condominium property after a single occurrence of unprovoked biting or attack.

(1) Office of Fair Housing and Equal Opportunity, FHEO Notice FHEO-2013-01, “Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs”, Issued: April 25, 2013, Expires: Effective until Amended, Superseded, or Rescinded

(2) The U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity use the term "assistance animal" to ensure that housing providers have a clear understanding of their obligations under the Fair Housing Act (FHA), and Section 504 of the Rehabilitation Act of 1973.