

PETS/SERVICE/SUPPORT ANIMALS.

- 1 Persons other than Unit Owners and their immediate family members (guests, renters, invitees) are prohibited, except as provided below, from bringing animals onto the condominium property.
- 2 Under the Federal and State Fair Housing Acts, a guest, renter or invitee who is disabled/handicapped may request reasonable accommodation(s) to the Association's rules, policies, practices, or services when such accommodation(s) may be necessary because of his/her disability/handicap.
- 3 It is the policy of the Association to make reasonable accommodations for disabled or handicapped residents in accordance with applicable state and federal law with regard to its no-pet restriction for non-owners at Holiday Surf & Racquet Club Condominium. The Association is entitled to obtain information that is reasonably necessary to evaluate whether a requested accommodation is necessary because of the requesting party's disability/handicap. If a person's disability/handicap is obvious and if the requested accommodation is also apparent, then the Association will not normally request any additional information about the requester's disability/handicap or the related need for the requested accommodation.
- 4 If the requester's disability/handicap is not obvious, an application for accommodation shall be made to the Association. For any accommodation request, the requestor shall complete and sign where indicated the application forms which are Attachment "A" to these Rules and Regulations and provide them to Association management. Upon receipt in the management office of the completed forms and all requested information/documentation for a disabled/handicapped owner, resident or other entitled person's request for a reasonable accommodation(s) to the Association's pet restriction, every effort will be made to promptly review the request, and the owner or resident will be notified in writing of the Board's decision.
- 5 All Owner pets and approved emotional support and/or service animals must be walked on a non-retractable leash providing no more than six (6) feet of slack. The Owner of the animal is responsible for the pick-up and disposal of all animal waste and excrement, and for supplying his/her own waste removal bags. A violation of the any of these reasonable restrictions is also grounds for immediate revocation of any approval requiring the immediate and permanent removal of the animal and/or a fine assessed against the unit owner as permitted by Florida Statute section 718.303(3) in the maximum amount permitted by law.
- 6 No pet or emotional support and/or service animal may be a nuisance, aggressive, or threatening while on the condominium property. Excessive barking, a repeated failure of the owner to clean up after the pet in the Common Elements, and any aggressive, threatening nipping or biting behavior may result in the animal being prohibited from the property, in the reasonable discretion of the board of directors.

7

An approval of an emotional support animal and/or service animal is limited to the requesting party and his/her needs. If the requesting party no longer resides in this community, or temporarily vacates the property, for whatever reason, the emotional support/service animal is not permitted to remain. The approval of an emotional support/service animal does not apply to a residence generally, but rather, is only approved for a particular person. If that person is not in residence, the animal may not be in residence.

ATTACHMENT
A

**REQUEST FOR REASONABLE ACCOMMODATION
HOLIDAY SURF & RACQUET CLUB CONDOMINIUM, INC.**

Name of Person Requesting a Reasonable Accommodation: _____
Address: _____
Daytime Phone #: _____ Evening Phone#: _____
Unit #: _____
Name of Owner of Unit if Different from Person making Request: _____

1. I am a person with a **disability/handicap** as defined by the following: *A physical or mental impairment that substantially limits one or more major life activities.*

**I am not the person with a disability/handicap, but the following member of my household, for whom I am the legal guardian or parent, has a disability as defined above:

Name: _____
Relationship to you (e.g. child, parent): _____

2. As a result of this disability/handicap, I am requesting the following reasonable accommodation for (name): _____ as an exception to the Association's express, written no pet policy for non-owners (reasonable accommodation), to allow the following animal to reside in the unit with the person requiring the accommodation (describe type, breed, and name): _____

3. This request for a reasonable accommodation is necessary so that I (or the requesting party) have an equal opportunity to use and enjoy the unit which I (or the requesting party) currently lack because:

I understand that the information obtained by the Association will be kept completely **confidential** as required by Florida Statute Section 718.111(12)(c) and used solely to evaluate my request for a reasonable accommodation.

Please return this form, along with your treating physician/medical provider's statement, substantiating that you suffer from a physical or mental impairment, explaining which of your major life activities are substantially impaired as a result, and explaining how the animal will ameliorate the effects of the disability, along with the Acknowledgement of Policy and Procedure for Disabled Resident to Request Reasonable Accommodation and Animal Registration forms as promptly as possible so that the Association can evaluate your request.

Signed: _____
Requesting party (print): _____

**If on behalf of a minor child or incapacitated individual, please indicate whether you are the parent or guardian and provide proper documentation establishing your ability to act on behalf of the minor or incapacitated person.

**SERVICE/SUPPORT ANIMAL REGISTRATION FORM
HOLIDAY SURF & RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC.**

UNIT # _____

OWNER'S NAME: _____

NAME OF REQUESTING PARTY (IF NOT OWNER): _____

ANIMAL'S NAME: _____ TYPE OF ANIMAL: _____

BREED: _____ COLOR: _____

GENDER: [] MALE [] FEMALE HEIGHT: _____ WEIGHT: _____

DATE ANIMAL ACQUIRED: _____ ANIMAL'S LICENSE NUMBER: _____

VETERINARIAN: _____

I/We the owners/tenants or guest do hereby certify and understand that there are restrictions on pets permitted in Holiday Surf & Racquet Club Condominium. I/We understand and agree that the only reason the above service/support animal may be permitted to remain on the property is due to _____'s request for a reasonable accommodation to the non-owner no pet policy, and the Board of Director's determination that _____ suffers from a disability/handicap that substantially limits one or more of the applicant's major life activities and the service/support animal will ameliorate the effects of the disability/handicap.

NAME: _____

DATE: _____

ATTACH:

- Photograph of Animal
- Copy of Veterinarian's Certification that all shots and inoculations are current and date next shots/inoculations are due.