

**CLEARWATER SAND KEY CLUB, INC., NUMBER 1, A CONDOMINIUM
REQUESTS FOR SERVICE
OR EMOTIONAL SUPPORT ANIMALS**

WHEREAS, the Declaration of Condominium Ownership for Clearwater Sand Key Club, Inc., Number 1, a Condominium, (öDeclarationö), establishes that the Board of Directors is responsible for the operation of the condominium subject to the Declaration, and for enforcement of its rules and policies on matters of common interest to its residents; and

WHEREAS, Paragraph 20 (e) of the Declaration states in relevant part that every condominium parcel owner shall öNot keep nor permit visitors, guests or tenants to keep or bring pets or other animals or pets of any kind in his unit or within the common elements or on the condominium premises;ö and

WHEREAS, the Fair Housing Act (42 U.S.C. §§ 3601 ö 3619) prohibits discrimination in housing based on disability; and

WHEREAS, for the protection of the Association and its fiduciary duty to enforce the Declaration as presently written, the Board of Directors wishes to clarify the Association's rules and policies relating to any **medically certifiable disabled resident ("MCDR")** in the community, who has asserted a medical necessity for an accommodation to the pet restriction contained in the Declaration.

Each request for a service or support animal must be addressed by the Board on a case-by-case basis. The following requirements are intended to be instructive, but not necessarily all inclusive depending upon the facts of a particular case.

1. Any MCDR must provide sufficient credible facts and medical documentation to the Board of Directors to warrant an accommodation under Federal and State Fair Housing Acts. Such documentation must show a relationship between the medical disability and the need for the animal to accommodate the disability (the medically/legally permitted animal), so that the MCDR is afforded an equal opportunity to use and enjoy the property in the same manner as a non-disabled person;
2. The requested accommodation must be reasonable; in the unit where owner is located only.
4. The accommodation to the pet free policy afforded to the MCDR is only permitted so long as the disabled person occupies the property and has the asserted disability;
5. The medically/legally permitted animal must be inoculated as required by law, and licensed by the County; Association within a reasonable time after the accommodation is granted;
6. A photograph of the medically/legally permitted animal, along with proof of current immunization and proper licensing shall be submitted to the Board of Directors of the Association within a reasonable time after the accommodation is granted;
7. No medically/legally permitted animal may create a nuisance, unreasonably disturb the peaceful enjoyment of the property by other residents, or pose a danger to other residents. Should the medically/legally permitted animal disturb the peaceful enjoyment of the community by other residents, the accommodation will be deemed öunreasonableö and the Association may demand removal of the medically/legally permitted animal and/or replacement of the medically/legally permitted animal with one that does not create an unreasonable nuisance in the community;
8. Excluding ordinary and customary temporary absences associated with day to day living, the medically/legally permitted animal will not be permitted to reside within a dwelling unit in the absence of the MCDR for longer than twelve (12) hours;
9. In consideration of the needs of other residents with allergies or other health concerns that may be inflamed by the medically/legally permitted animal, the medically/legally permitted animal may not be permitted in certain common areas without a specific need to do so; lobby, gym, club room, patios, balconies and pool area. The lobby must be used for egress and ingress only.

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10. Where consistent with the medical documentation, the medically/legally permitted animal shall be transported to and from the MCDR Unit in a proper carrier or it shall be leashed at all times when not in the dwelling unit; No extended leashes.

11. The medically/legally permitted animal shall not be allowed to relieve itself anywhere on the property except in the designated area approved by the Board of Directors and the MCDR must clean up immediately after the animal and dispose of all excrement in a sealed plastic bag placed in a proper trash receptacle; There are no designated areas on CSK property.

12. In the event the registered medically/legally permitted animal expires, or is otherwise permanently removed from the property, the medically/legally permitted animal may not be replaced without further approval from the Board of Directors (which approval shall not be unreasonably withheld); and

13. The Board of Directors may adopt additional rules and policies relating to medically/legally permitted animal accommodations from time to time.

I _____ Owner of unit _____ have read, understand, and will adhere to all the rules set forth in this resolution. I understand that I must have all the required paperwork to the board for approval two weeks prior to arrival. I also understand that under no circumstances may I bring my pet on property without the written authorization from the board. Attached please find all required paperwork for your review.

Print Name

Signature

Date

For Board use only:

The Board has reviewed and _____ Approves _____ Disapproves _____ Requires more information

Note:

Board member signature

Date