

RULE 21: RULES FOR ASSISTANCE ANIMALS AND SERVICE ANIMALS

Any disabled unit owner, tenant, or other permitted unit occupant (“Disabled Occupant”) of the condominium building and other common elements located at 121 Golden Isles Drive, Hallandale Beach, FL 33009 (“Condominium”), or any disabled guest of a unit owner, tenant or permitted unit occupant (“Disabled Guest”) who desires to have an Assistance Animal (“AA”), as that term is defined by the Fair Housing Act (“FHAct”) and/or Section 504 of the Rehabilitation Act of 1973 (“504”), on or about the Condominium for not more than seventy-two (72) hours in any thirty (30) day period, may do so only if such Disabled Occupant or Disabled Guest registers the AA with the Board **immediately** upon entering the Condominium property with the AA, in such form as the Board may require and provides the Board with written documentation from a physician, psychiatrist, social worker or other mental health professional stating that (a) the Disabled Occupant or Disabled Guest has a disability as defined by the FHAct and 504, if said disability is not readily apparent, and (b) that the Disabled Occupant or Disabled Guest has a disability-related need for an AA that does work, provides assistance, performs tasks, or services for the benefit of the Disabled Individual or Disabled Guest or provides emotional support that alleviates one or more of the identified symptoms or effects of the existing disability.

Any Disabled Occupant or Disabled Guest who desires to have a Service Animal (“SA”), as that term is defined by the Americans with Disabilities Act (“ADA”), on or about the Condominium for not more than seventy-two (72) hours in any thirty (30) day period, may do so only if such Disabled Occupant or Disabled Guest registers the SA with the Board **immediately** upon entering the Condominium property with the SA, in such form as the Board may require and, if the Disabled Occupant or Disabled Guest’s disability is readily apparent, by providing the Board with written documentation confirming the dog’s status as an SA or, if the Disabled Occupant or Disabled Guest’s disability is not readily apparent, by providing written documentation from a physician, psychiatrist, social worker or other mental health professional stating (a) the Disabled Individual or Disabled Guest has a disability as defined by the ADA, (b) that the Disabled Individual or Disabled Guest requires the SA because of his or her disability, and (c) the SA has been trained to perform work or tasks for or on behalf of the Disabled Individual or Disabled Guest due to his or her disability.

Any disabled unit owner, tenant, or permitted occupant intending to use and occupy a unit and the common elements in and about the condominium building located at 121 Golden Isles Drive, Hallandale Beach, FL 33009 (“Condominium”) who desires to have an Assistance Animal (“AA”), as that term is defined by the Fair Housing Act (“FHAct”) and/or Section 504 of the Rehabilitation Act of 1973 (“504”), or a Service Animal (“SA”), as that term is defined by the Americans with Disabilities Act (“ADA”), on or about the Condominium for more than seventy-two (72) hours in any thirty day period (“Requesting Individual”), must first submit to the Board of Administration (“Board”) a written request for a reasonable accommodation for the same and provide the Board with the information stated herein and such other information in such form as the Board may require.

A Requesting Individual requesting a reasonable accommodation for an AA in a unit and on or about the Condominium must provide the following information to the Board:

1. The name and current address of the Requesting Individual and the relationship of the Requesting Individual to the unit owner if such Requesting Individual is not a unit owner;

2. The breed or type of proposed AA, name, current weight, anticipated weight at maturity, and photograph of the proposed AA;
3. The name and address of the custodial parent(s) or legal guardian of the Requesting Individual if the Requesting Individual is a minor; and
4. Documentation from a physician, psychiatrist, social worker or other mental health professional stating that (a) the Requesting Individual has a disability as defined by the FHAct and 504, if said disability is not readily apparent, and (b) that the Requesting Individual has a disability-related need for an AA that does work, provides assistance, performs tasks, or services for the benefit of the Requesting Individual or provides emotional support that alleviates one or more of the identified symptoms or effects of the Requesting Individual's existing disability.

A Requesting Individual requesting a reasonable accommodation for an SA in a unit and on or about the Condominium must provide the following information to the Board:

1. The name and current address of the Requesting Individual and the relationship of the Requesting Individual to the unit owner if such Requesting Individual is not a unit owner;
2. The breed or type of proposed SA, name, current weight, anticipated weight at maturity, and photograph of the proposed SA;
3. The name and address of the custodial parent(s) or legal guardian of the Requesting Individual if the Requesting Individual is a minor;
4. Documentation from a physician, psychiatrist, social worker or other mental health professional stating (a) the Requesting Individual has a disability as defined by the ADA, if said disability is not readily apparent, and identifying the same; (b) that the proposed SA is required by the Requesting Individual because of his or her disability, and (c) the work or tasks the proposed SA has been trained to perform for or on behalf of the Requesting Individual.

Upon reviewing the information provided to the Board by the Requesting Individual, the Board shall have the ability to request such additional information as the Board deems reasonably necessary for it to determine whether to grant the Requesting Individual's request for a reasonable accommodation.

No approved AA or SA shall be allowed to remain in a unit and on or about the Condominium in the absence of the Requesting Individual for more than seventy-two (72) consecutive hours.

The Board may deny a Requesting Individual's request for a reasonable accommodation, revoke a reasonable accommodation previously granted to the Requesting Individual by the Board, or deny or terminate a Disabled Occupant or Disabled Guest's ability to bring an AA or SA on or about the Condominium if the AA or SA:

1. Poses a direct threat to the health or safety of others that cannot be reduced or eliminated by another reasonable accommodation;
2. The AA or SA would cause or is causing substantial physical damage to the Condominium and/or the property of others that cannot be reduced or eliminated by another reasonable accommodation;
3. The AA or SA is out of control and the Requesting Individual does not take effective action to control it; or

4. The AA or SA is not housebroken (i.e. trained so that, absent illness, the animal controls its waste elimination) and/or the Requesting Individual fails to bag and dispose of the AA or SA's waste in such receptacle(s) as the Board shall specifically designate for such purpose from time to time and to ensure that the AA or SA eliminates such waste in such areas as the Board shall specifically designate from time to time.