

SERVICE/SUPPORT ANIMAL RULES

SUBMITTAL OF REQUEST

A disabled/handicapped owner or resident should complete the Corporation's Request for Reasonable Accommodation and provide completed copies of the Affidavit of Treating Physician; Acknowledgement of the Corporation's Policy and Procedure to Request Reasonable Accommodation; and the Animal Registration form. The completed forms should be delivered or mailed to the Corporation's management office. The Corporation will consider all requests for a reasonable accommodation no matter how the request is made; however, use of the supplied forms will expedite the process.

PROCEDURE FOR REVIEWING A REQUEST FOR REASONABLE ACCOMODATION

Upon receipt of the requested forms (or information supplied) for a disabled/handicapped owner or resident's request for a reasonable accommodation(s) in the Corporation's rules, policies, practices, or services, the request forms will be reviewed by the Board of Directors within 30 days of receipt in the Corporation's management office, and the owner or resident will be notified in writing of the Board's decision. If additional information is required by the Board, the review may take longer, and the submitting owner or resident will be so advised in writing. Additionally, it may be necessary for the Corporation's legal counsel to review the documentation submitted in support of a request for a reasonable accommodation, which, in turn, may prevent the Board from providing the owner with a decision within 30 days. If the matter is referred to the Corporation's legal counsel, the owner will be notified in writing.

If the request is approved, any condition or approval will be provided in writing. If disapproved, the reason for disapproval will be provided in writing.

GUIDELINES AS TO WHEN MEDICAL DOCUMENTATION IS REQUIRED AND WHAT TYPE OF MEDICAL DOCUMENTATION IS REQUIRED

The Corporation is entitled to obtain information that may be necessary to evaluate whether a requested accommodation is necessary because of the owner's or resident's disability/handicap. If a person's disability/handicap is obvious and if the request for accommodation also is apparent, then the Corporation will not request any additional information about the requester's disability/handicap or the related need for the requested accommodation.

If the requester's disability/handicap is not obvious, after reviewing the submitted request form, the Corporation may request reliable information that is necessary to verify that the requester has a physical or mental impairment that substantially limits one or more major life activities (which is the definition of a "handicap" under the Fair Housing Acts). If information on the requester's disability/handicap is requested by the Corporation, he/she may provide information verifying that he/she meets the foregoing definition of "handicap", for example, by submitting proof that he/she is under 65 years of age and receiving Supplemental Security Income, Social Security Disability Insurance benefits, or private disability insurance benefits. In addition, a physician with expertise in the area of the owner's proposed disability/handicap may provide verification of the disability/handicap through the use of the Corporation's form Affidavit of Treating

Physician. The Corporation will supply the Affidavit of Treating Physician upon receipt of any request for a reasonable accommodation.

If the requester's disability/handicap is obvious, but the need for the accommodation is not apparent, the Corporation may request information that is necessary to evaluate the disability/handicap-related need for the requested accommodation. In this case, the Corporation will request reliable disability/handicap-related information that is necessary to evaluate the disability/handicap-related need for the accommodation, which may include medical records evidencing dates of diagnosis and treatment for the disability/handicap.

To the extent a disability/handicap is not permanent, the Corporation may request additional updated medical information as it deems necessary to determine if there is a continued need for the requested accommodation.

The Corporation may request advice from legal counsel concerning any owner's request for a reasonable accommodation. Owner consents to the disclosure of all documentation in support of the request to the Corporation's legal counsel.

ADDITIONAL INFORMATION

An individual need for an accommodation may change over time as a result of changes in the individual's own level of disability/handicap or impairment, treatments available to mitigate a disability/handicap, and/or other circumstances affecting the individual. What qualifies as reasonable in one set of circumstances may not be reasonable or necessary in another. If and when circumstances change, it is your responsibility to notify the Corporation if you need, or no longer need, a reasonable accommodation.

MAINTAINING A SUPPORT/SERVICE ANIMAL

Should a request for a reasonable accommodation to the pet policy be granted, the Corporation reserves the right, pursuant to Florida law, to withdraw this approval at any time should the support/service animal become a nuisance to others, which includes, but is not limited to: barking, biting, aggressive behavior, attacking, owner's failure to properly dispose of excrement or waste, walking the dog in prohibited areas, failure to comply with all state and local ordinances and statutes, not maintaining the animal on a leash at all times when outside of the unit, insect/extermination problems, sanitation/odor problems, current and annual vaccination, immunization and veterinarian records for the animal, and all certifications or trainings the animal possesses, and to maintain an identification tag on the animal. Failure to comply with any of these requirements is grounds to withdraw the approval of the animal. Additionally, the approval of the animal may be withdrawn if the requesting party is no longer disabled/handicapped. Further, the owner/resident is required to provide updated medical information concerning his/her disability/handicap (if the disability/handicap is not permanent). Owner is solely responsible for any and all damage caused by the animal, whether to the person or property. Like all other members of the Corporation, you must comply with the Florida statutes regarding providing the Corporation with proof of a currently effective policy of hazard and liability insurance on an annual basis, and, in addition, must have liability insurance coverage for any injuries caused by the animal.

The support/service animal is required to be walked in certain designated areas which may differ depending on the location of the unit and the owner's disability/handicap. If the request is granted, the Corporation will provide you with the designated area for walking the animal

All information received by the Corporation in conjunction with a disabled/handicapped owner's or resident's request for reasonable accommodation will be kept confidential in compliance with Section 719.104(2)(c)(3), Florida Statutes. If any other resident or owner inquires as to why a special accommodation appears to have been made, the Corporation representative's response will be: "a Federal Fair Housing Act reasonable accommodation has been granted." No additional information will be provided regarding the nature of the disability/handicap.

Acknowledgement:

I have received and read a copy of the Policy and Procedure for Disabled/Handicapped Owner or Resident to Request Reasonable Accommodation and I agree to abide by the regulations. I bear full responsibility for the service/support animal and I agree to indemnify and hold harmless the Board of Directors, Corporation, management, owners and occupants, of the unit against any loss, claim or liability of any kind or character whatsoever arising from owning or keeping a service/support animal in the unit.

Requesting Party's Signature

Date

Printed Name of Requesting Party

Unit Number