

**Rules and Regulations regarding
"Assistance" Animals**

1.1 An application must be submitted to and approved by the Board of Directors prior to any "Assistance" Animal being permitted to enter upon the property or occupy any Homesite. For purposes of this rule, an "Assistance" Animal shall include Emotional Support Animals.

1.2 The Association requires all of the following to be submitted with the application:

- Recent Picture of Animal
- Proof of all inoculations required
- Proof of rabies license tag

Proof of documentation for "Assistance Animal" from a treating physician or other health professional who is qualified to make such diagnosis and who has actually treated the requesting Owner. Documentation shall not be required where a person seeking the accommodation has an obvious physical disability that is readily apparent (i.e., blindness).

1.3 For purposes of this rule "Owner" shall refer to the Owner of the animal being requested, and may include an Owner, tenant, or other resident or person residing in a Homesite or using the Association property.

1.4 When the animal defecates the Owner must immediately remove all animal waste, and must properly clean up after the animal at all times in accordance with any and all provisions of the Association governing documents, including the Rules and Regulations, and any City or County law or ordinance.

1.5. Whenever leaving the dwelling, the Owner must keep the Assistance Animal on a non-retractable leash, fixed at a length of no more than six feet (6') or be placed in an animal carrier, under the complete custody and control of the Owner at all times, and as otherwise required by Broward County Code of Ordinances. No Assistance Animal may be left unattended on any patio or balcony at any time. In addition, the animal may not be left unattended when the animal is out of the Owners or Tenant's Homesite and may not be tied or tethered to any objects on the property.

1.6 If an "Assistance" animal's behavior constitutes a nuisance as defined in the Declaration of Covenants, Conditions and Restrictions and Title and Site Plan of the Meadows of Crystal Lake - Phases I and II or is otherwise deemed dangerous in the sole discretion of the Board of Directors, the Owner will be required to immediately remove the animal from the premises. For purpose of this rule a "dangerous dog" is any dog which (1) has bitten, attacked, endangered, or inflicted injury to any person or animal (2) when unprovoked, chased or approached any person or animal in the community in a menacing fashion and/or (3) been deemed/classified as "potentially dangerous" or "dangerous" or "vicious" by any governmental authority. In addition, an animal's behavior is considered a nuisance under the following circumstances:

- Where the animal causes personal injury or property damage
- Where the animal makes an excessive amount of noise for an excessive period of time, beyond what is considered normal and reasonable.

Sign: _____ Date: _____

- Where the animal is allowed to urinate or defecate anywhere other than designated areas

1.7 Animal health must be maintained by its owner, including vaccinations, flea control, and regular bathing and grooming

1.8 In addition to withdrawing the approval of a Reasonable Accommodation for an Assistance Animal, for violations of any of the listed rules, the board reserves the right to levy cautions, warnings and fines for failing to abide by the above restrictions.

1.9 Failure of the Owner to comply with any provision of these Rules and Regulations, may result in automatic revocation of approval of the "Assistance" Animal, disapproval of the animal, and may require immediate removal of the animal from the premises.

1.10 All medical documentation relating to the disability submitted to the Association in reference to the Owner's disability after having been reviewed by the board, will be kept confidential in an envelope marked "confidential" in the Owner's folder.

1.11 When an Owner is no longer handicapped, dies, or no longer resides at the Meadows of Crystal Lake, the animal must be immediately removed from the premises.

1.12 Where the requested animal is an Assistance Animal, and the disability and service performed by the "Assistance" Animal is not readily apparent, the following documentation and information must be provided to the Association:

- Specific detail as to the accommodation requested. In other words, what is the animal owner specifically requesting as a reasonable accommodation to the Association's animal restrictions.

Detail as to the qualifications and background/treatment history of the doctor or other health care professional providing the medical opinion, in order to establish that such health care professional is qualified to make such diagnosis and has actually treated the requesting Owner.

- If not readily apparent from observing the applicant, confirmation that the application suffers from a handicap or disability as that term is defined in the Florida and Federal Fair Housing laws.
- Confirmation as to how the handicap or disability substantially limits or impairs one or more major life activity.
- Confirmation and detail as to how the requested accommodation is medically necessary to afford the requesting owner an equal opportunity to use and enjoy the dwelling. In other words, what does the animal do or what service is performed by the animal to alleviate the handicap or disability, and what is the nexus or connection between the requested animal and the handicap or disability.

Sign: _____ Date: _____