

GHA Service and Support Animal Guidelines

1. A potential GHA property owner and/or existing resident must request and obtain a reasonable accommodation from the board prior to bringing a service or support animal onto the property.
2. Required documentation may include a prescription or letter from a qualified medical or mental health professional which identifies the person as disabled and describes how the service and/or support animal assists that person with his/her disability (if not obvious). If the Board deems the documentation to be insufficient, the Board may request additional documentation to support the request for an accommodation.
3. Support and service animals must be properly restrained on a leash or in a pet carrier at all times when outside of the resident's dwelling. Animals are not allowed to be tethered unattended anywhere within the Groveland community.
4. Invisible fencing is prohibited. Other quarters such as dog runs or doghouses outside the home are prohibited.
5. All service and support animals must be registered with the Association. Registration shall include proof that the animal is licensed or registered with the City of Woodland if required for that type of animal, along with proof that the animal is current on all appropriate vaccinations.
6. The City of Woodland ordinances limit dogs to no more than 2 per household. The Association will follow and uphold this ordinance and will not permit more than 2 service or support dogs per household without proof that the person has obtained a special permit from the City.
7. Animal waste must be removed immediately and properly disposed of. If the resident fails to clean up after the animal, the Association reserves the right to do so and to assess the cost thereof back to the resident's property.
8. If any damage is caused to common property and/or landscaping by a permitted animal, the cost to repair the same will be assessed by the Association against the applicable resident's property.
9. Support and service animals must not become a nuisance to the GHA homeowners. Nuisance laws in the City of Woodland must be adhered to.
10. Any violation of the above guidelines (#3-9) is considered a nuisance and is prohibited. Additionally, aggressive and /or threatening behavior of a support or service animal is also considered a nuisance and is prohibited.
 - 10.1. All nuisance violations start with a fine of \$50 per instance. Subsequent violations will incur an additional \$50 per instance during a rolling 12-month period (2nd violation is \$100, 3rd violation is \$150, and so forth).
 - 10.2. The Association also reserves the right to assess against the applicable resident's property any legal fees or costs incurred in connection with the enforcement of the rules.