

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
EAST HORIZON CONDOMINIUM ASSOCIATION, INC.,
WHEN EVALUATING REQUESTS FOR EMOTIONAL SUPPORT ANIMALS**

THE FOLLOWING RESOLUTION IS SUBMITTED TO THE BOARD MEMBERS OF EAST HORIZON CONDOMINIUM ASSOCIATION, INC., FOR CONSIDERATION AT THE SPECIAL MEETING OF THE BOARD OF DIRECTORS, TO BE HELD ON THE 17th DAY OF January , 2019 .

RESOLVED, that the Board of Directors of the East Horizon Condominium Association, Inc. (hereinafter the “Association”), by a vote of a majority of the Board of Directors, does hereby determine that a consistent policy regarding the consideration of emotional support animals effectuates the better management of the community, and;

IT IS FURTHER:

RESOLVED, that the Board of Directors does hereby, by a vote of a majority of the Board of Directors, authorize the Board of Directors and/or its agents to review and consider reasonable accommodation requests involving assistance animals and either approve or deny the request;

IT IS FURTHER:

RESOLVED, that an assistance animal is not a pet. It is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person’s disability.

A unit owner, occupant, or visitor wishing to possess an assistance animal within the Association shall request a reasonable accommodation from the Association. A unit owner’s or occupant’s or visitor’s request for a reasonable accommodation to possess an assistance animal in a unit shall be temporarily granted until the Association evaluates the request.

The Association may ask a unit owner, occupant or visitor who has a disability that is not readily apparent or known by the Association to submit reliable documentation of a disability, but not the nature of the disability, and their disability-related need for an assistance animal. If the disability is readily apparent or known but the disability-related need for the assistance animal is not, the Association may ask a unit owner, occupant, or visitor to provide documentation of the disability-related need for an assistance animal. For example, the Association may ask a unit owner who is seeking a reasonable accommodation for an assistance animal that provides emotional support to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the assistance animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability. Such documentation is sufficient if it establishes that a unit owner or occupant has a disability and that the animal in question will provide some type of disability-related assistance or emotional support. If any such documentation as described above is not provided to the Association, the Association may disallow any such animal to be present within the Association

until such time as sufficient documentation, as described above, is provided to the Association. However, the Association may not deny a reasonable accommodation request because the Association is uncertain whether or not the owner or occupant seeking the accommodation has a disability or a disability-related need for the assistance animal. If the Association questions the validity of the document presented, the Association may seek additional information from the physician, psychiatrist, social worker, or other mental health professional, while the accommodation is temporarily granted.

IT IS FURTHER:

RESOLVED, that the following criteria must be adhered to by the requesting unit owner, occupant or visitor:

A. Each unit owner or occupant must carry their own Condo Insurance Policy, including liability coverage. All owners must provide proof of that coverage to the Association yearly.

B. The Association may deny the request for a reasonable accommodation to possess an assistance animal if (1) the specific assistance animal in question poses a direct threat to the health or safety of others that cannot be reduced or eliminated by another reasonable accommodation, or (2) the specific assistance animal in question would cause substantial physical damage to the property of others that cannot be reduced or eliminated by another reasonable accommodation.

C. The assistance animal's owner is entirely responsible for any damage done to the Association or to persons on Association property.

D. The assistance animal's owner is responsible to pick up and dispose of any pet waste on the common elements, personal property, or real property.

E. The assistance animal is to be leashed when outside of the unit or on the common elements.

F. The assistance animal is to have full inoculations and the animal's owner must provide proof of same to the Association upon request.

G. The assistance animal must not be left in the unit unattended for a period of time exceeding twelve (12) consecutive hours.

H. The Board of Directors may grant a reasonable accommodation to any of these rules as the Board of Directors deems necessary or desirable in order for a unit owner, occupant or visitor to avail himself or herself of the services of any assistance animal, consistent with current law.