

POLICY RESOLUTION
Leased Units – “Emotional Support” Pets
2012 # 4
DATE: July 10, 2012

WHEREAS, the Board of Directors of the Club at Rapallo, Inc. is empowered to govern the affairs of the Condominium Association pursuant to Article VI, Section I, of the Bylaws to the Condominium Documents.

WHEREAS, it is stated in the Master Association Bylaws, Article X, Transfer of Ownership and Leasing of Units, 10.4 Leases, D. **“Tenants shall not be entitled to keep pets in the Properties.”**

WHEREAS, a tenant is requesting an *exception to this rule* by indicating the need for an “emotional support” pet, this constitutes a need to establish clear guidelines for the specifics of how this exception is permitted,

WHEREAS, it is the intention of the Club at Rapallo to provide reasonable accommodations to our residents with disabilities who have a verifiable need for the reasonable accommodation. A reasonable accommodation is an exception made to the rule made necessary because of a disability for the resident to use and enjoy our community,

WHEREAS, it is the intent that this Resolution shall be applicable to all homeowners, occupants, renters and guests in this development, and that this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

NOW, THEREFORE, BE IT RESOLVED THAT,

- Any tenant requesting an exception to the rule of **“Tenants shall not be entitled to keep pets in the Properties,”** shall be required to fill out a *“Reasonable Accommodations Verification Form,”* [Attachment A to this Resolution].
- The Association requires an annual physician’s letter stating that the pet is still medically required, with a reiteration of the questions asked in the *“Reasonable Accommodations Verification Form.”*
- In addition, the Association requires the tenant file an **annual submission** of the pet’s veterinary shot records.
- After these requirements are fulfilled, the Master Association Board grants the authority to the General Manager to approve this exception to the rule on their behalf.

his/her condominium, since presumably most pet owners benefit from the presence of their pets.

2. Is it your opinion that the presence of an animal in this resident's condominium is NECESSARY because of his/her disability for this resident to use and enjoy this unit?

____ Yes ____ No

3. If you answered "yes" to #2, is there a specific animal or type of animal that is necessary?

____ Yes ____ No (Please explain answer.)

4. This community has a restriction with the size and number of pets, and if this resident is requesting a larger animal than is permitted, would the benefit to his/her disability be different with a larger animal?

____ Yes ____ No (Please explain answer.)

5. If necessary, will you be willing to testify in a court of law concerning the information provided in this form?

____ Yes ____ No

Name of Physician: (Please Print) _____

Signature of Physician: _____

Address: _____

Telephone #: _____