

COURTSIDE PET POLICY

March 23, 2018

Courtside owners who purchase condominiums agree to the regulations in the Courtside By-Laws. On page 15 of the Amended Bylaws "Rules of Conduct" section 12 (6) there is a clearly stated "No Pets Policy." 120 condominium owners have acknowledged the Bylaws and have agreed to live in a complex where no pets are permitted. The rights and safety of all the owners must be respected.

There have been reminders given to residents periodically. Unfortunately, the requests to owners to remove their pets have not been heeded. The complaints from owners regarding pets have increased.

The chief complaint received from Courtside owners has been the enforcement of the "No Pets Policy." A few of the comments are noted here:

- Why am I paying for boarding my dog while other owners are allowed to have their dog on the property;
- There was a German Shepard in the pool (*clearly a health violation*);
- Several people have commented on barking dogs;
- The common area smells because of pets relieving themselves;
- That cat is out again and walking on my balcony;
- I have been videotaping that \$#& dog in Courtside ##. The owner and renters have dogs in that condominium.

The majority of owners should not have to endure the non-compliance of the few owners who have initially agreed to abide by the regulations in the Bylaws, and then decided that this rule does not apply to them. Therefore, it has become necessary to take the next step in the enforcement of the provisions of the Bylaws. Courtside has established fines to be levied against owners who house pets in their condominiums. Owners are responsible for the acts of their tenants.

Our property manager will monitor and be notified when pets are seen on the Courtside property. A one-day notice to remove the pet will be given to the occupant of the condominium, after which a fine (details below) will be imposed on the owner. The fines will increase in severity if there are multiple violations after the first notice has been given.

Pet Fines

First daily violation: \$100 per day up to 5 days;
Six days and longer: \$125 per day until the pet has been removed;
More than one warning: \$150 per day.

Courtside will abide by all provisions of state and federal laws regarding exceptions to the No Pets Policy. If you are asking for an exception to the No Pet's Policy, please explain why you are asking the Board to make an exception, if you have a service or assistance animal as described in the Americans with Disabilities Act and the Fair Housing Act.

A summary is described in this website:

<https://adata.org/publication/service-animals-booklet>

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For example, if you are asking for a reasonable accommodation to the No Pets Policy, please provide answers to the following questions:

- 1. Is this a service animal that is required because of a disability i.e. a physical or mental impairment that substantially limits one or more major life activities?**
- 2. Does the animal work, provide assistance, perform tasks or services for the benefit of the person with a disability, or provide emotional support that alleviates one or more of the identified symptoms or effects of a person's existing disability?**

If you are seeking a reasonable accommodation for an assistance animal that provides emotional support, please provide documentation from your physician, psychiatrist, social worker or other mental health professional that the animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability.

It is unfortunate that we are required to take these steps. We thank all those who voluntarily comply with the Courtside rules, and we hope that those who have not will now comply.

Please take the necessary steps to notify your rental agents of these provisions.

Please address all written inquires to the managing agent, IMC Resort Services, Inc.

Warren Tipton
President of Courtside Board