

Rules and Regulation – Support Animals

The Declaration of Condominium for Century Park Villas, Inc. states in Section XXVI that the members are cognizant of the fact that the close proximity of the apartments and the mutual sharing of the Common Property and recreational areas can create social problems if the owners and occupants of the facilities are not compatible.

This statement is the basis of the following Rules and Regulations concerning the accommodation of a support animal. Century Park Villas has had a no pets policy, either warm or cold blooded, for many years. Many owners purchased their units for this very reason. Some owners purchased at Century Park Villas with this knowledge for reasons of health such as allergies, cynophobia (fear of dogs), other animal phobias or personal preference. These factors have to be considered when accommodation for a support animal is necessary to protect both the owners who purchased for any of these reasons and the necessity of a support animal for an individual owner.

In order to obtain a waiver for a support animal, an owner must be disabled as defined by the Fair Housing Act. A request for the waiver must be presented in writing to the Board of Directors. A temporary waiver may be granted during the investigation process. Documentation from a licensed physician specializing in the particular claimed disability may be requested for proper investigation and evaluation.

The owner of a support animal will comply with the following rules and regulations:

1. The covenants of the Condominium Declaration, By-Laws and Rules and Regulations remain in effect, including but not limited to the nuisance prohibition.
2. The support animal will be in the control of the owner who has been granted the waiver and be on a leash at all times when outside the owner's unit. Any aggression by the support animal toward any person on property may be considered grounds to rescind the waiver.
3. The owner of the support animal will avoid using the elevator or stairways when other owners are in presence.
4. Support animals may be walked in the area on either side of the complex on the property adjacent to the parking lot, and will clean up after the animal. The support animal may not be walked on the sidewalks next to the buildings or in the courtyard area, except as necessary to enter or leave the property.

A waiver granted for reason of permanent physical disability is granted without expiration. A waiver granted for reason of a disability that is deemed to be curable or treatable resulting in improvement, is granted for a one year period and required to be verified each anniversary of the waiver. It is expected that anyone granted such a waiver will continue in treatment and hopefully experience healing or improvement of their condition, in such case the waiver would be rescinded. Documentation of treatment and the attending physician's opinion of status is required to be submitted on each anniversary.