

Turtle Bay Condominium Owners Association, Inc.

Rules and Regulations
Assistance Animals Rules

Article 14, Section 14.3 of the Amended and Restated Declaration of Condominium, Turtle Bay, a Condominium, prohibits pets or other animals, except one dog not exceeding 30 pounds at adult weight or one cat, subject to uniform rules and regulations of Turtle Bay Condominium Owners Association, Inc. However, exception is made for assistance animals in accordance with applicable federal and state housing laws. For purposes of these Assistance Animal Rules, an "assistance animal" means a service animal under the Americans with Disability Act or assistance or emotional support animal under the Fair Housing Act.

1. When a person with a disability that is not known or readily apparent requests a reasonable accommodation, such person shall furnish Turtle Bay Condominium Owners Association, Inc. reliable documentation from a physician, psychiatrist, social worker, or other health care practitioner that the person has a disability and that the specific animal provides emotional support or assistance that alleviates one or more of the identified symptoms or effects of an existing disability.
2. No assistance animal shall be allowed outside of a Unit within Turtle Bay, a Condominium, unless such assistance animal is kept and transported within an enclosed carrier during the entire duration that the animal is within the common elements or is controlled by a handheld leash when the use of a handheld leash is necessary for the animal to perform the service or provide the assistance that it is intended to perform.
3. No assistance animal is allowed to enter or remain in the swimming pool or spa within Turtle Bay, a Condominium.
4. When using an elevator within Turtle Bay, a Condominium, a person using or transporting an assistance animal shall not enter an occupied elevator cart but shall wait until the next available unoccupied elevator cart is available before entering and using the elevator.
5. Assistance animals may only be taken to relieve themselves in designated areas. If an assistance animal relieves itself within any portion of the common elements not designated for such use, the handler shall immediately clean up after the animal and properly dispose of any waste. If an assistance animal relieves itself within any portion of the common elements not designated for such use, the handler shall be responsible for any damages incurred by Turtle Bay Condominium Owners Association, Inc.
6. If a person with a disability has been granted a reasonable accommodation and the specific assistance animal (a) poses a direct threat to the health or safety of others within Turtle Bay, a Condominium, that cannot be reduced or eliminated with another reasonable accommodation; or (b) would cause substantial physical damage to the property of others that cannot be reduced or eliminated with another reasonable accommodation; or (c) unreasonably disrupts the peaceful and quiet enjoyment of others within Turtle Bay, a Condominium, through excessive barking that cannot be reduced or eliminated with another reasonable accommodation, then the assistance animal shall be removed from Turtle Bay, a Condominium, within thirty (30) days request of Turtle Bay Condominium Owners Association, Inc.
7. If a person with a disability has been granted a reasonable accommodation and, upon observation, it appears to the reasonably prudent person that such person no longer requires the accommodation, Turtle Bay Condominium Owners Association, Inc. may request reliable documentation that the person still requires use of the previously approved assistance animal.
8. Any person in violation of these Assistance Animal Rules shall be subject to the imposition of fines in the maximum amount allowed by Chapter 718, Florida Statutes.