

# **SaltAire Condominium Association Rules & Regulations**

## **Amended Rule Regarding Assistance Animals October 23, 2023**

### **I. Statement**

The SaltAire Condominium Association is a non-profit organization situated in the Town of York, Maine established in 1985 in conformance with the provisions of Chapter 31 of Title 33 of the revised Statutes Annotated, as the same may be amended from time to time, known as the Maine Condominium Act.

### **II. Declaration (Pet Exclusion)**

Article 9, Section 9.1(f) of the SaltAire Declaration states: “No pets shall be allowed on any part of the Property or Condominium, including the Units and all Common Elements.”

### **III. Fair Housing Act**

The Association recognizes that the Fair Housing Act mandates certain exceptions to the “No Pet Rule” for members with disabilities. The Act defines persons with a disability as those with a mental or physical impairment that substantially limits one or more major life activity.

An Assistance Animal either (1) performs tasks for the benefit of a person with a disability (a Service Animal) or (2) provides emotional support that alleviates one or more effects of a person’s disability (an Emotional Support Animal). An Assistance Animal is not a pet.

The Fair Housing Act mandates that housing providers make “reasonable accommodations” in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Therefore, the Association’s Executive Board adopts the following Rules & Regulations relative to the keeping of an Assistance Animal at SaltAire.

### **IV. Rules & Regulations re: Assistance Animals at SaltAire**

- (1) Assistance Animals must be vaccinated, licensed, and kept in accordance with the laws and regulations of the State of Maine and Town of York ordinances.
- (2) Except for extenuating circumstances, the Assistance Animal should be under the care and control of the individual for whom it was approved.
- (3) When outside the Unit, dogs must be kept on a leash at all times. Leashes shall not exceed six (6) feet in length. Dogs must not be left unattended at any time, whether inside a Unit or outside a Unit.
- (4) Cats should be kept indoors.
- (5) An Assistance Animal must not display destructive or aggressive behavior toward Association residents, guests or property, nor engage in repetitive barking, howling or similar disruptive behavior constituting nuisance or interfering with the peaceful enjoyment of residents and guests. An Assistance Animal must not exhibit destructive or aggressive behavior that threatens the health or safety of others.

(6) Assistance Animals may not be walked in the grassy areas near neighbors' units and poop or waste must be cleaned up immediately and deposited. All waste must be disposed of in a sanitary manner. Where practical, except for entering and leaving the common areas, it is preferred that dogs be walked off-premises in public places designated for such purpose.

(7) Owners are fully responsible for the care and cleanliness of their Assistance Animals and are financially responsible for any damage that they cause to either the Association's common areas or any Unit Owner's personal property.

(8) Written Approval from the SaltAire Executive Board must be obtained before the service animal can be brought onto the Association property. To apply, the following must be submitted at least 60 days before the desired arrival date of the animal:

- A copy of these Rules and Regulations, signed and dated by the Applicant.
- A letter from a licensed healthcare professional verifying that the Applicant has a disability and certifying the relationship between the disability and the accommodation requested.
- Information about the animal itself, including a picture and proof that the animal is licensed and vaccinated.

NOTE: For Emotional Support Animals, the owner's application, the medical professional's certification, and proof of licensing and vaccination must be updated annually.

The Executive Board will determine, on a case-by-case basis, and in accordance with applicable laws and regulations and these Rules, whether such animal is a reasonable accommodation.

(9) If a resident with an approved Assistance Animal violates the responsibilities as defined in these Rules, the following actions may be taken:

1. Written warning;
2. Written warning plus a fine of not less than \$100; or
3. Revocation of the Board's approval of the animal/removal of the animal.

Unit Owner: \_\_\_\_\_ Unit # \_\_\_\_\_ Date: \_\_\_\_\_  
*(Signature indicates acknowledgement of these Rules & Regulations)*

The Executive Board  
SaltAire Condominium Association  
*Approved Unanimously [DATE]*