

REASONABLE ACCOMMODATION GUIDELINES

at
GREYHAWK CONDOMINIUMS
for
ANIMAL ASSISTANCE

Introduction

The Fair Housing Act (FHA) and other state and local fair housing laws require a housing provider to make reasonable accommodations for applicants and residents who have disabilities, as defined by these laws. The Greyhawk Homeowners' Association (HOA) commits to these accommodations when necessary to enable persons with disabilities the opportunity to use and enjoy the Complex. These Guidelines specifically address a request by owners or their long-term (30 days or more) tenants or guests to keep Assistance Animals in Greyhawk units.

The No-Pet Policy at Greyhawk remains. Assistance animals, however, are not pets. They are animals that work, perform tasks or service, assist and/or provide therapeutic emotional support for individuals with disabilities. There are two types of assistance animals: 1) "service animals" (SA) under the ADA is any dog that is individually trained to provide specific tasks and assistance that directly benefit a disabled individual, or 2) other trained or untrained animals that provide emotional support that alleviates identified symptoms or effects of individuals who have a disability that may not be readily observed, referred to here as "support animals" (ESA) in compliance with FHA rules. The most common Assistance Animals are dogs, although other animals which may commonly be found in housing, may qualify.

It is the responsibility of the Unit Owner to inform the HOA of the need for an assistance animal, following the procedures set forth here. To request accommodations, the Unit Owner should complete the forms, accompanied by the documentation described herein. If someone requires assistance in completing forms, the property management services will fill out forms based on oral request. This documentation will be used by the HOA to make a decision and reasonable measures will be taken to keep the information or documentation confidential.

If the disability and the need for an Assistance Animal is not readily apparent, the request to the HOA must include an official statement from a health care or mental care professional who treats the Unit Owner or long-term resident, understands the history and the functional limitations imposed by their patient's disability, draws a relationship between the disability and the assistance provided by the Assistance Animal and has prescribed the Assistance Animal in order to ameliorate the effects of the disability.

Required Forms include: 1) Request and Agreement, signed; (2) Animal Registration and Identification Form; (3) Proof of Assistance Animal Licensing; and (4) Applicable Vaccination Records.

Checklist for required paperwork includes:

1. Greyhawk Request and Agreement Form (filled out, signed)
2. Greyhawk Assistance Animal Registration and Identification Form
3. Proof of Current Assistance Animal Licensing (as per Summit County ordinance) as well as any other Government Mandated Licensing Documents.
4. Proof of Rabies Inoculation and any other applicable Vaccination Records
5. An Official Document from a Medical Professional or Health Care Provider (including a valid letterhead from their office of employment) confirming the necessity of the Assistance Animal and whether the animal performs the assistance or provides the benefit needed. *NOTE:* internet certifications may not be accepted if they are not adequate to verify the need for an Assistance Animal. Certificates or registrations purchased via the internet are irrelevant to the question of whether a reasonable accommodation is appropriate or not.
6. A current photo of the Assistance Animal.

Please send all materials or direct any questions regarding Service and Emotional Support Animal Registration to our property management firm, Ptarmigan Property Services, who will maintain confidential files.

Email: ptarmiganpropertyservices@gmail.com

In-person: 2025 Canyons Resort Drive, Park City, UT 84098

Office Hours: 12:00 – 10:00 p.m. (Winter)

10:00 a.m. – 10:00 p.m. (Summer)

Phone: 435-645-8300

GREYHAWK CONDOMINIUMS

REQUEST and AGREEMENT

for an

ASSISTANCE ANIMAL

Unit Owner Name(s) _____ Unit # _____

Permanent Mailing Address _____

City/State/Zip _____

Cell (____) _____ Email Address(es) _____

Long-term Resident Name(s) if making Request _____

Resident Cell (____) _____ Resident Email Address(es) _____

Species (e.g. cat or dog) _____ Animal's Name _____

Date of Birth _____ Date of last rabies shot _____

Color _____ Height _____ Weight _____ Sex _____

Animal License Number: _____ Date last renewed: _____

The above-named Unit Owner(s) and/or long-term (30 days or more) Resident(s) (including tenant(s) or guest(s)) hereby agree as follows:

1. No animals are allowed in the buildings or Complex grounds, except for:
 - a. Service animals (SAs) who provide assistance or provide benefits needed by its owner. The animal owner agrees to supply the Board with any supporting documentation permitted by law.
 - b. Emotional support animals (ESAs) belonging to unit owners or long-term residents who have supplied the Board with supporting documentation from their healthcare professional (doctor's or therapist's letter, etc.). The Board reserves the right to contact the document's author(s), solely to verify authenticity. Note that documents obtained over the internet may be subject to additional scrutiny.

2. Assistance Animals must be kept using the strictest sanitary procedures possible, consistent with such activities and in a manner which does not jeopardize the health, safety, and welfare of other Owners and long-term Tenants.
3. Unit Owners are directly responsible for the behavior and conduct of their or their long-term resident(s)' Assistance Animal and agree to indemnify the Greyhawk Homeowner's Association (HOA) and hold it harmless from any and all losses, claims, damages or liabilities of any kind arising from their animal's activities.
4. All SAs and ESAs must be registered with the HOA.
5. Assistance Animals shall always wear the tag issued by Summit County office of animal services or an authorized vendor (e.g. veterinarian) that is stamped with the animal's license number that corresponds with the tag number on the license.
6. Nuisance and noise complaints related to SAs and ESAs will result in fines, in accordance with the HOA's CC&Rs and Rules and Regulations, currently in effect, which are now \$100 for the first offense and \$250 for the second offense.
7. Animals shall be on-leash while outside the animal owner's unit and controlled so as not to (a) create a nuisance or (b) relieve themselves in the Common Areas, even if the owner intends to immediately pick up after the animal. This includes liquid waste. Further, animals shall not be fed in the Common Area.
8. No animals may be left unattended at any time in the Common Area or outside on patios or balconies. Leashes shall not be longer than six (6) feet in length. Animals in-transit must be under owner's control and should be carried, restrained by leash, or placed in an animal carrier.
9. Any Unit Owner or Tenant who observes litter, damage or other violation caused by an animal should report such violations in writing to the Management Office, identifying the pet and/or its owner.
10. Assistance Animal will not be allowed to jump, snarl, or nip another person or animal or be allowed to bark continuously or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of another person at any time of day or night.
11. Unit Owners of Units where Assistance Animals are kept and maintained are responsible for any damage or other violations caused by such animals. The cost of repairing or remedying any damage caused by an animal, and the cost or other charges associated with maintaining or enforcing the relevant portions of the *CC&Rs* or *Rules and Regulations*, shall be charged to the responsible Unit Owner.
12. The Assistance Animal's owner must complete all required documentation before the animal may be kept or maintained in the Unit. A current photo of the animal must also be provided. For the protection of all persons within the Complex, registration of authorized animals shall include the name of the animal's owner, the animal's name, the unit number, a physical description of the animal, and up-to-

date proof of current rabies inoculation and any vaccinations. All documentation will be kept private by the HOA and/or its management.

13. All statutes, ordinances, covenants, Rules and Regulations of the governmental organizations of body having jurisdiction over the Complex, pertaining to animal regulation, are incorporated herein and made a part thereof.

14. If an Assistance Animal is unruly or disruptive (aggressively jumping, nipping, biting, excessive barking, wining, etc.), the HOA may require the owner of the Assistance Animal to remove the animal from the Common Area (and Limited Common Area. If the animal's inappropriate behavior continues, the HOA may prohibit the animal's owner from bringing the animal into the Common Area (or Limited Common Area) until steps have been taken to mitigate the objectionable behavior (such as refresher training). If mitigation is not undertaken or is not effective to stop the objectionable behavior, or if the HOA reasonably believes that the Assistance Animal poses a threat of physical harm to any other Unit Owner, resident or guest within the Complex, the Association may require that the animal be removed from the Building.

15. The Assistance Animal's owner may be required to annually complete documentation that verifies current licensing and vaccination information for the Assistance Animal, the health status of the animal that may affect its ability to provide assistance, whether the person with the disability continues to have the need for the Assistance Animal, etc. The Association may also impose additional reasonable conditions that the Assistance Animal's Owner will be required to acknowledge and accept.

The Unit Owner(s) and Non-Unit Owner Long-term Residents identified above hereby affirm that they have read the Guidelines, the conditions contained in this Request and Agreement the related forms, had an opportunity to pose questions and by executing this Agreement agree to be subject to the HOA's enforcement.

Unit Owner _____ Date: _____

Unit Owner _____ Date: _____

Non-Unit Owner Resident _____ Date: _____

Non-Unit Owner Resident _____ Date: _____

GREYHAWK CONDOMINIUMS
ASSISTANCE ANIMAL REGISTRATION & IDENTIFICATION FORM

Species and Breed of Animal: _____

Age: _____ Sex: _____ Approximate Weight: _____ Color: _____

Describe Any Special Training or Certifications: _____

Veterinarian's Name: _____ Phone #: _____

Is the animal current on its shots/vaccinations per the State or County? Yes No

Has the Animal ever been reported to authorities (Police, Animal Control, etc.) for any incident or for any other reason? Please provide details: Yes No

Does the animal have a registered identification chip? Yes No

With what company is the chip registered? _____

I have read and agree to the Reasonable Accommodations Guidelines for Assistance Animals and Greyhawk's Rules and Regulations:

Date: _____

(Signature of Applicant)

Condo Unit #: _____

(Printed Name of Applicant)