

Maui Vista AOA Policy

Title: OWNER, GUEST AND TENANT SERVICE ANIMAL POLICY

Ref # 0004

Date: 1/30/2009

Prepared by: Victoria Johnson, GM

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Board Approved Date: 7/24/2014

POLICY STATEMENT:

Maui Vista does not allow pets to reside on property. However, with the implementation of the Americans with Disabilities Act (ADA), the following policy has been established:

1. Per the ADA requirements, a "Service Animal" needs to be licensed and/or have certification tags.
2. To comply with the Federal Fair Housing Act (FFHA), the owner/guest/tenant needs to present the AOA office with a signed letter from a health care provider clearly stating that the person has a disability covered by FFHA and the animal in question is necessary to assist the person with his/her functional limitations related to his/her disability.
3. To comply with these Acts, any owner/visitor who provides documentation that satisfies either the ADA or FFHA criteria is authorized to have a service animal on property. Documentation provided will be copied and placed in the unit file where it will remain private and only serve as authentication for the individual's disability need.
4. No animal will be permitted at Maui Vista without its owner having provided the appropriate documentation outlined in this policy.

SERVICE ANIMAL

1. Walkways, halls, and parking lots at Maui Vista are paved.
2. Animals should not need to access grassy areas on property except in the assigned "Service Animal" relief area located at the SE top of Maui Vista's property. (See attached Map)
3. Service Animals must use the existing paved access path, or parking lot, to reach the dedicated "Service Animal" relief area identified in #2 above.
4. Owners, guests, and tenants will be responsible for picking up waste and disposing of it properly.
5. "Service Animals" should be under control at all times and not disturb others when in the pool, BBQ, or tennis court areas.
6. "Service Animals" are not allowed "in" the pool at any time.
7. An owner, guest or tenant who cannot comply with this policy due to disability, he/she can request an "exception" to the AOA Board of Directors. After review of the request, the Board can decide whether "reasonable accommodation" should be made for the individual within 24 hours.

ADDITIONAL INFORMATION:

Condominiums who do not allow pets to be or reside on property are reminded of the following considerations under the reasonable accommodation provisions of the Fair Housing Act:

1. An individual with a disability can request an accommodation to have an animal that includes service and emotional support, and/or a comfort animal.
2. There is no requirement for training or certification of the animal.
3. Animals can include dogs, cats, birds, and other animals.
4. If the person's disability and need for the animal is readily apparent or known, the condominium may not request any additional information for approving the requested reasonable accommodation.
5. Once the condominium has established that the individual meets the Act's definition of disability, the request for further documentation should only seek information that is necessary to evaluate specific considerations requested for an animal because of a disability.