

Windrush Bay Condominium Assoc., Inc.
c/o Ameri-Tech Community Management, Inc.
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WAIVER FOR SERVICE/EMOTIONAL SUPPORT ANIMAL

PLEASE PRINT NEATLY

Owner(s) Name: _____

Address & Unit No.: _____

Date: _____

This waiver is being granted by the Board of Directors in compliance with the existing Federal and State Statutes regarding "Emotional Support Animals".

This waiver is subject to the restrictions listed below:

1. This reasonable accommodation is granted only as to the particular animal currently owned by the owner. A separate application, documentation and waiver will be required for any replacement animal.
2. The animal must be on leash at all times when outside the owner's unit.
3. The owner must pick up all animal waste immediately and properly dispose of the waste.
4. The animal cannot make noise which disturbs the peace and tranquility of other owners or create a nuisance or danger to others.
5. The accommodation is being made to the owner who qualifies for the exemption under Federal and State Fair Housing Laws and to no other owner/occupant of the unit. When the owner entitled to the reasonable accommodation is no longer in residence in the unit, the animal shall be removed.
6. Owner agrees that her or she shall indemnify and hold the Association harmless for any damages or personal injury caused by the animal and shall promptly reimburse the Association for any costs incurred by the Association to make repairs as a result of or arising out of the animal being on the premises.
7. To the extent it is necessary to institute legal action to enforce the provisions herein, the Owner shall bear any reasonable attorney's fees and costs incurred by the Association.\

Required documentation with this application:

1. The animal must be licensed and current with all required shots and vaccinations. The Board requires proof of same be provided by owner as verified by a licensed veterinarian.
2. The board requires a note/prescription from a licensed medical professional on their letterhead with their license details and their determination of the need for the animal.
3. The board requires a picture of the animal to keep on file. Any new animal would require an additional application of its own.

If the Board receives written complaint(s) regarding failure to abide by the restrictions listed above, the Owner will be notified in writing of the complaint(s) and directed to correct the problem. If the Owner fails to correct the problem, and the same problem persists, the Board may take appropriate action to have the animal removed.

I understand and agree to comply with the above listed restrictions:

Unit Owner Signature

Date