Emotional Support and Service Animal Rules and Regulations

Article XIV(2) of the Declaration of Condominium of The Vistas of Boca Lago, a Condominium, provides that no unit owner, tenant, visitor, or any occupant of any unit shall be permitted to have cats, dogs or pets of any kind in or about any unit except that all original unit owners shall be permitted to house their existing pets subject to the Rules and Regulations and By-Laws of the Association. Article XIV(2) of the Declaration also provides that, upon death of/or permanent removal of said pet, no replacement pets shall be permitted. Even though pet dogs and cats (and other pets) are prohibited by the Association's governing documents, the following rules and regulations shall apply to those residents who are entitled to an accommodation

Fair Housing Act to keep an emotional support or service animal in their units:

1. A resident is permitted to keep an emotional support or service animal in the resident's unit only for as long as the resident is handicapped under Federal or Florida law
2. The presence of the emotional support or service animal in the community is permissible only for as long as the resident's handicap persists.
3. If the resident ceases to reside in the community or the resident's handicap abates, the resident shall be required to remove the emotional support or service animal from the community.
4. A resident's ability to keep an emotional support or service animal in the community pursuant to a Fair Housing Act accommodation shall be conditioned upon the resident demonstrating to the Association that he/she is entitled to such an accommodation.
5. The resident must immediately pick-up, clean and properly dispose of the emotional support or service animal's waste.
6. No emotional support or service animal excrement or other waste shall be permitted to remain on any portion of the properties located within the Association's community, including, but not limited to, the Association's common elements, limited common elements and any other common areas.
7. The emotional support or service animal must be licensed and registered with any and all applicable state, county and municipal authorities, as may be required by law, and proof of such license and registration, as may be required by law, shall be provided to the Association as may be reasonably requested.
8. The resident must provide the emotional support or service animal with all proper immunizations, vaccines, shots and flea and tick treatments as often as may be necessary and provide the Association with proof of the same, as may be reasonably requested.

9. The emotional support or service animal shall be carried or kept on a leash whenever it is outside of the resident's unit
10. The resident shall keep the emotional support or service animal under his/her direct supervision and control.
11. The resident's emotional support or service animal does not bark excessively or behave such that it interferes with other residents' peaceful use and enjoyment of their units.
12. The resident shall keep his/her emotional support or service animal in a manner that does not cause an unreasonable nuisance or annoyance to the other unit owners, tenants, residents and their guests.
13. The resident's emotional support or service animal does not pose a threat to the health or safety of others in the Association's community.