

**TANGERINE BAY CLUB, A CONDOMINIUM
POLICIES AND RULES FOR EMOTIONAL SUPPORT AND SERVICE ANIMALS**

In compliance with state and federal Fair Housing laws and guidelines of the US Department of Housing and Urban Development (HUD) and the Americans with Disabilities Act (ADA), Tangerine Bay Club Association, Inc. adopts the following policies and rules.

Section 7.7 of the Declaration, and Section XVI of TBC's Rules and Regulations allows Owners to keep no more than two small pets (dog and/or cat but no other animals) which when fully grown would be no larger than 22 pounds in weight and 16 inches in height (at the shoulder). Tenants and guests are not allowed to keep a pet in the Condominium without prior written consent of the Board. (The Pet Policy).

An Owner or tenant has the right to request an accommodation from The Pet Policy. The request shall be in writing and addressed to the General Manager and Board President. The communication shall make clear that the person is requesting an exception to The Pet Policy because of an asserted disability.

In the event the person's disability is readily apparent or known, and the need for the accommodation is also readily apparent or known, such as, but not limited to, a request for a seeing-eye dog by a person with a sight disability, no further information shall be necessary or requested and the person with disability shall be granted the accommodation subject to the rules hereinafter set forth.

In the event the person's disability is readily apparent or known, but the need for the accommodation is not readily apparent or known, the person with disabilities shall provide information necessary to enable the Association to evaluate the disability-related need for the accommodation. The information must show the relationship between the person's disability and the need for the requested accommodation.

In the event the person's disability is not readily apparent or known, the person with disabilities shall provide information necessary to (1) establish that the person meets the legal definition of disability (i. e., has a physical or mental impairment that substantially limits one or more major life activities); (2) describe the needed accommodation, and (3) show the relationship between the person's disability and the need for the requested accommodation.

The person with disabilities, or a doctor or other health professional, must provide the necessary information before the service animal begins staying on the property. In most cases, an individual's medical records or detailed information about the nature of the person's disability shall not be required.

As to service animals under the ADA, the person with disabilities shall provide information to establish: (1) that the animal is a service animal required because of a disability, and (2) to describe the task or work that the animal is trained to do.

Information provided by or on behalf of a person requesting an accommodation to allow a service or assistance animal shall be kept confidential and will not be accessible by other Unit Owners or third parties unless they need the information to make or assess a decision to grant

or deny a reasonable accommodation (e. g. counsel for the Association) or disclosure is required by law (e. g. a court-issued subpoena).

If the Association, through action of its President or Vice-President, in accordance with this policy, with the input from Association counsel as necessary, approves the requested accommodation of an assistance or service animal, the following rules apply:

For the safety and protection of all individuals, animals must be kept under control at all times when outside the Unit. Control means the animal is either being carried by an adult person or on a leash of no greater than 6 feet in length which leash is at all times in the possession and control of an adult person. Control includes taking such actions as necessary to prevent the animal from lunging at or jumping on any other person or animal.

Owners are required to carry the implements necessary for cleaning up after their animal. Animal waste must be collected and deposited in the trash in a secured plastic bag.

Cat litter must be put in a secured plastic bag and deposited in the trash.

Assistance or service animals are not permitted in the swimming pool, hot tub, on the pool island, or within the fences of the tennis and pickleball courts.

Due to the concern for neighbors and potential nuisance problems, patios or balconies may not be used for housing animals when the Owner is not on the patio or balcony. No animal shall be housed or treated in a manner that results in unreasonable, persistent or continuous barking or other noises.

The Owner of the assistance or service animal shall obtain and maintain all licenses, permits, vaccinations, and inoculations for the animal required by any entity, including but not limited to, the State of Florida, Sarasota County and/or the Town of Longboat Key.

The cost to repair damage to the Common Elements caused by animals will be billed to the responsible Owner and shall be paid within ten (10) days.

Should the assistance or service animal become a nuisance or exhibit hostility to any person within the Condominium, or should the Owner otherwise fail to follow the applicable rules concerning animals, such violation(s) will be enforced in accordance with the provisions of TBC's governing documents and all applicable laws. Moreover, in the event of multiple violations, or a clear and substantial threat to the safety of residents based on prior documented behavior of the assistance or service animal, the Owner may be required to remove the assistance animal from the Condominium.

TBC Board of Directors
September 2023