

## PET POLICY AT ROYALWOODS CONDOMINIUMS HOA

(adopted 1 July 2015)

The pet policy for Royalwoods was amended 18 Nov. 2004. Under section 2 of that amendment it reads in part:

(paragraph one) No pets shall be allowed at Royalwoods Condominiums. All pets (specifically including but not limited to dogs, cats and snakes) are strictly prohibited and shall be promptly removed from Royalwoods. The Unit Owner of the unit where the pet resides shall pay all costs and attorney's fees incurred by the Management Committee in removing a pet that is kept in violation of this provision.

(paragraph three) However, exceptions will be granted only for **SERVICE** animals for the blind residents and others with medical conditions which require the assistance of **SERVICE** animals, provided that the Management Committee may require the resident to provide documentation supporting the medical condition.

The Management Committees in the past have been under the assumption that animals for comfort or companionship fell under the **SERVICE** animal requirement. After attending legal forums that were presented for HOA's, the Management Committee was informed and has obtained the Utah State Statutes which define **SERVICE** animals (Utah State Code 62A-5b-102).

Attached is a copy of those statutes which define the guidelines for **SERVICE** animals. From this time forward, Royalwoods Condominiums HOA will abide by the Utah State Statutes established for **SERVICE** animals so there are no legal ramifications.

All dogs that currently reside, and have been approved with supporting documentation, at Royalwoods will be grandfathered in and will not be required to be removed.

(paragraph two) When a pet that is currently residing with a unit owner dies, that pet shall not be replaced. (This is for those that are grandfathered in)

As a Management Committee, we appreciate your cooperation with this policy. This insures we are in compliance with the Utah State Statutes to preserve our status as an HOA.

Royalwoods Management Committee