

Service Dog Agreement

Our policy concerning pets in the unit we rent out is based primarily on the rules and regulations of the Condominium Association. We will permit renters to bring dogs to our unit, provided that the following Association Rules and Regulations are strictly observed. Service animals in the act of service, may be granted waivers from parts of these rules by the association on a case-by-case basis.

No pet is allowed to defecate or urinate on any portion of the lawn or other common areas of the condominium property, **even if the contamination is subsequently removed.** Renters and owners must take pets **off the property, or to designated areas,** for the pets to relieve themselves. There are grassy areas just off the parking lot. A cleanup bag and cleaning materials must be used to pick up all waste and the bag disposed of properly in the trash dumpster on the property.

Pets left alone in the condo unit while the pet owners are away must be out of sight and quiet. Incessant barking in a unit is disturbing to all guests. If your dog is expected to bark while you are away, we suggest you kennel your dog in the back bedroom where there is less visible activity to excite your dog, or muzzle it. Pets must be current on rabies shots, and flea/tick medications.

Pets are allowed on the Association common areas only while they are in the act of service. At this time they must be under positive control, either on a leash or hand held.

Pet owners carry the full responsibility for the behavior of their pets, and may be fined for violations. Pets may be removed from the premises if the pet owner is advised by the condo unit owner, the Association manager and/or the Board of Directors that their pet is:

- a. In violations of the pet rules
- b. Annoying in any way to other guests including barking within the unit
- c. Threatening to other guests or residents

We have made minor changes in these rules to accommodate our particular circumstances. They do not change the essence of the Condominium Association rules. Please read this agreement, answer the questions below, sign it, and return it with your signed rental contract. Thank you.

1) Is the pet a service animal required because of a disability? _____

2) What work or task has the animal been trained to perform? _____

3) If this is an "Emotional Support" animal, please attach a letter or prescription from an appropriate professional.

I have read this information, agree with it, and hereby sign and date it:

Signature

Date

Email to SkyVenturesLLC@gmail.com or Fax to 888-831-8604

This property accepts dogs who are Service Animals.

A Service Animal is not a Pet; no Pet fee is charged for a Service Animal.

The Service Animal must meet ADA qualifications.

You are required to answer the 2 following questions properly:

1. Is the dog a service animal required because of a disability?
2. What work or task has the dog been trained to perform?

EXAMPLE For how to Answer: "This service dog is trained to (...perform the task of ...) _____ during a medical situation of the owner" .

Fill in the blank above to specify the trained task.

You do not have to reveal your disability in formulating your reply. Please read below for more information and guidance on acceptable answers.

WARNING

Those who pretend that they are disabled, or that their pet is a Service Dog so that they may enter or stay in a hotel, house, apartment or condominium — or to exceed the boundaries of what is legal or ethical are breaking federal law. There are legal options for traveling with your dog which you should consider. Your Service Dog must be able to complete a trained task or work that is directly related to your disability.

What does it mean to be individually trained?

Individual training is the process by which a dog is specifically taught a behavior or task through rewards, praise or corrections. Natural dog behavior such as protectiveness, barking, licking or comforting an owner are not considered appropriate tasks under the ADA, even if those actions help the disabled owner. Examples of individually trained tasks include retrieving a phone, providing deep pressure therapy during a panic attack or providing balance support on a staircase to prevent a fall.

What are work or tasks?

Work or tasks are chores or behaviors that a Service Animal performs, on command or cue, to help a disabled person with something that they cannot easily do for themselves.

Work or tasks must also be quantifiable in some way, such as fetching a medicine bottle for someone who is having a seizure, opening doors or drawers for someone who has physical mobility issues or alerting on glucose levels for a diabetic.

Examples of some things that would not be an appropriate physical task would be simply providing companionship, licking someone's face, barking, guarding, protecting or even tasks performed merely for convenience such as fetching the morning paper. While everyone enjoys the emotional, social and safety benefits that a dog's presence can provide, those benefits do not constitute trained tasks that would transform a disabled person's pet into a legitimate Service Dog under ADA. This standard means that the ADA does not apply to many dogs that function as therapy, emotional-support and companion animals.

Under the ADA, service animals must be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices. In that case, the individual must maintain control of the animal through voice, signal, or other effective controls.

This property does not charge the standard Pet Fee* for a Service Animal, nor is the security deposit increased. Guest remains liable for any and all damage caused by people or dog.

* The standard Pet Fee is NOT waived for an Emotional Support Dog nor a Therapy dog - only for a Service Dog.