# Brigantine Quarters Homeowners Association, Inc.

## Pet Policy

It is the policy of the Brigantine Quarters Homeowners Association, Inc. that pets or animals of any kind (with the exception of service and assistance animals as outlined below) are prohibited on the property and within the villas. This policy is necessary because of high probability of flea infestation in this climate and adverse allergic reactions of some people. "Pet" means "…any domesticated or tamed animal that is kept as a companion and cared for affectionately."

The Board of Directors of Brigantine Quarters desires that the villas be kept in the very best condition for the enjoyment of all as well as the maintenance of property value. Please be considerate of your fellow owners, renters, and visitors.

A copy of this policy will be provided in the confirmation package provided by the management company. All owners are urged to provide this information to all renters, friends, or family using their villas.

Persons not complying with this policy will be required:

1. **To pay a fine to Brigantine Quarters of $500.00.**
2. Immediately and permanently remove any animal from the property.
3. Be billed for expenses of hiring an exterminating company to accomplish extermination and cleaning of carpets, drapes, upholstery, and bedspreads as necessary.
4. To vacate the villa and Brigantine Quarters immediately if unwilling to comply with this policy.

In order to make Brigantine Quarters a wonderful place to stay for all persons, the Board of Directors is very serious about compliance with this policy.

**EXCEPTIONS:**

An owner or guest is allowed to have an animal at Brigantine Quarters only when a right is expressly created by State and/or Federal Law to keep the animal as a 1. service animal or 2. assistance animal.

**SERVICE ANIMALS:**

A service animal is not a "pet." "Service animals are defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair, alerting and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. ***Service animals are working animals, not pets.*** The work or task a dog has been trained to provide must be directly related to the person's disability. **Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA." ****From ADA Requirements on Service Animals: http://www.ada.gov/service_animals_2010.htm (emphasis added)

Brigantine Quarters may ask an owner or guest who has a disability requiring the use of a "service animal" as defined by the Americans with Disabilities Act:

1. **Is the use of the service animal necessary because of a disability? and,**
2. **What work or task has the dog been trained to perform?**

Service dogs are highly trained work animals with extensive obedience training. Any animal on Brigantine Quarter's property that threatens the health and safety of residents is subject to being removed from the property.

**ASSISTANCE ANIMALS:**

Assistance animals are allowed on Brigantine Quarters property under the Fair Housing Act only after an owner or guest provides management a letter from a doctor, psychiatrist, or other appropriate professional stating:

1. **That the owner or guest has a disability, and,**
2. **That the presence of the assistance animal mitigates a symptom of the owner's or guest's disability.**

An assistance animal is subject to removal from Brigantine Quarters if it creates a danger, harms property, and/or if its owner does not clean up its waste.

**Anyone who brings an animal onto Brigantine Quarter's is liable for all damage caused by the animal.**