

The Tiffany Condominium Association of Ormond Beach, Inc.

Service & Support Animals Policy

The Rules and Regulation of the Tiffany Condominium Association of Ormond Beach, Inc. (hereinafter “the Tiffany”) prohibit pets.

However, Federal Law (i.e., Title II of the Americans with Disabilities Act, the Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973) defines service and support animals as work animals, not pets. Therefore, Federal Law protects the right of people with disabilities to house their service or support animal, even in condominiums with “no pet” rules. Service animals are trained, support animals do not have to be trained. So long as the resident has a letter or prescription from an appropriate professional, such as a therapist or physician, and meets the definition of a person with a disability, he or she is legally entitled to a reasonable accommodation that would allow a psychological or emotional support animal in the apartment. A psychological support animal requires a letter and prescription from a psychologist. An emotional support animal requires a letter from a “medical professional”. Therapy animals serve the needs of others, not the owner, and are defined in the law as pets. The Board of Directors of the Tiffany establish the following rules for the owner of a service animal or a support animal:

An Owner or a Renter has the right to house a personal service dog or a personal support animal in the Tiffany provided:

- (a) the Owner is current in the payment of association maintenance fees and assessments; the Renter is current in the payment of rent,
- (b) the animal owner complies fully with the current Volusia County Municipal Code of Ordinances concerning animals,
- (c) the animal owner promptly produces license, veterinary record, and required papers upon request of the Landlord or Landlord’s Agent, the Tiffany Board of Directors, the Condominium Management Company and/or Volusia County Animal Control,
- (d) there is only one animal per unit,
- (e) the animal is a domesticated dog or a domesticated cat,
- (f) the animal is under direct control of the owner at all times tethered with an eight (8) foot maximum length leash or secured in a cage when in a common area or the Tiffany premises,
- (g) the animal owner attempts to keep their animal away from residents known to have a fear of the animal or an allergy caused by the presence of the animal,
- (h) the animal owner attempts to prevent their animal from eliminating in a common area or on the Tiffany premises,
- (i) the animal owner immediately removes and properly disposes all excreta deposited by their animal on or off the Tiffany premises,
- (j) when impractical in the unit, the animal owner grooms and/or bathes the animal in the car washing area promptly cleaning the car washing area when finished,
- (k) as addressed by county ordinances, unrestrained, unlicensed, unvaccinated, unhealthy, infested, diseased, unsanitary, unsupervised, unsprayed/unneutered, neglected, abused, noisy, destructive, aggressive, dangerous, vicious, or public nuisance animals will be promptly removed from the Tiffany premises by the animal owner at the request of the Board and/or Condominium Management Company or otherwise by the action of Volusia County Animal Control at the animal owner’s expense,
- (l) and the animal owner obeys the county ordinance that prohibits animals on the beach except specified service animals.

Approved by the Board of Directors, January 14, 2017.