

KING'S GATE ASSOCIATION, INC.

EMOTIONAL SUPPORT ANIMAL POLICY

King's Gate Association (KGP) will be in compliance with the U.S. Fair Housing Act (FHA) in regards to emotional support animals (ESA). These are animals whose medical necessity is prescribed by a physician and are governed by the U.S. Fair Housing Act.

King's Gate Park must allow ESA to reside in the park and accompany their owner provided the following stipulations are met:

1. An owner must complete and submit the KGP paperwork accompanied by the prescribing physician's letter and signed affidavit stating the medical need for this animal. Each animal must have its own paperwork, renewed yearly, and valid only for that animal. Online certification submissions will not be accepted.
2. This paperwork will be submitted to the KGP office to be sent to the KGP lawyer for approval or denial. KGP will accept the lawyer's decision.
3. KGP cannot deny reasonable accommodation for an applicant of an ESA unless the following conditions are met. In these two cases the KGP lawyer will adjudicate.
 - a. The specific assistance animal in question poses a direct threat to the health and safety of others that cannot be reduced or eliminated by another reasonable accommodation.
 - b. The specific assistance animal in question would cause substantial physical damage to the property of others, or physical harm to adjacent owners that cannot be reduced or eliminated by another reasonable accommodation.
4. An ESA may be relieved behind its owner's residence provided the owner cleans up and properly disposes of the waste.
5. An ESA may accompany its owner anywhere in the park, with the health and safety restrictions of: in the water of the pool or in food preparation areas.
6. If the person for whom the ESA is prescribed dies, the ESA designation does not pass to another person. Another yearly prescription and application must be submitted for the new owner.
7. An ESA must be inoculated and licensed with its owner's state as they would any other pet.
8. If an ESA becomes a nuisance animal, KGP reserves the right to have the KGP lawyer adjudicate and potentially have the animal removed.
9. Another resident may not harass an owner with an ESA regarding the animal as the FHA is a federal law and to do so is a crime.
10. All types of housing, including public housing, are covered by the FHA except:
 - a. Rental dwellings of four units or less, where one unit is occupied by the owner.
 - b. Single family homes sold or rented by the owner without the use of a broker.
 - c. Housing owned by private clubs or religious organizations that restrict occupancy in housing units to their members.



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By: Madeilyn K. Leland
As its President (Corporate Seal)

Refer to the following sites for complete information:

<http://www.humanesociety.org/animals/resources/tips/assistance-animals-tenants-rights.html?referrer=https://www.google.com>, https://www.hid.gov/sites/documents/SERVANIMALS_NTCFHEO2013-01.pdf

The ESA Policy was adopted at the duly-noted meeting of the Board of Directors held on April 9, 2018.