

Court of Palms Service and Emotional Support Animal Policy Adopted 10/13/15:

The Court of Palms Condominium Rules and Regulations prohibit pets. No pet of any Owner, Renter, Guest, or Invitee is permitted at any time on the Court of Palms premises, in a common area, inside the garage, or inside a unit. Federal Law specifies service and emotional support animals are not pets and, therefore, may not be prohibited from condominium premises, common areas, or animal owner units even though the condominium has a “no pet” rule. An institutional and/or group “Therapy” animal does not primarily serve the owner and is by law a pet and prohibited.

A Court of Palms Condominium Owner or Renter shall be solely accountable for understanding and compliance with this policy and for the actions and consequences of, and damages and/or injuries caused by their service animal or emotional support animal occurring anywhere on the Court of Palms Condominium premises. A Court of Palms Owner or Renter shall be mutually responsible with their Guest or Invitee for understanding and compliance with this policy and for the actions and consequences of, and damages and/or injuries caused by a Guest’s or Invitee’s service animal or emotional support animal occurring anywhere on the Court of Palms Condominium premises. The Court of Palms Board of Directors, Association, Condominium Management Company, Landlord, and/or Landlord’s Agent shall not be held responsible for the decisions and actions of the owner of a service animal or an emotional support animal.

A Court of Palms Condominium Owner or a Renter leasing a Court of Palms Condominium unit has the right to harbor a personal service animal or personal emotional support animal in their unit provided:

- (a) the Court of Palms Condominium Owner is current in payment of Association fees and assessments or the Court of Palms Renter is current in their payment of rent,
- (b) the animal owner fully complies with the current Volusia County Municipal Code of Ordinances,
- (c) the animal owner promptly produces license, medical record, and required documentation upon request of the Court of Palms Condominium Board, Condominium Management Company, Landlord, Landlord’s Agent, and/or Volusia County Animal Control,
- (d) under most circumstances, there is only one animal per unit,
- (e) the animal is a domesticated dog or a domesticated cat,
- (f) the animal is under the owner’s complete supervision and control at all times tethered by an eight (8) foot maximum length leash or in a cage whenever the animal is in a common area or on the condominium premises,
- (g) the animal owner attempts to prevent their animal from eliminating in a common area or on the condominium premises,
- (h) the animal owner immediately removes and properly disposes all excreta deposited by their animal in a common area or on or off the condominium premises,
- (i) when impractical in the unit, the animal owner grooms and/or bathes animal in the car washing area and promptly cleans the area when finished,
- (j) 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 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, and
- (k) the animal owner obeys the county ordinance prohibiting animals on the beach except specified service animals.