

## Mission Hills Condominium Association

### Emotional Support Animals (ESAs)

#### MISSION HILLS IS A NO PET COMMUNITY

As of July 1, 2020, the state of Florida enacted a new law regarding Emotional Support Animals (ESAs) under Statute 760.27, Senate Bill Number 1084. The information below is being provided so you understand what is expected of you BEFORE bringing an ESA onto Mission Hills property.

Listed below is what you must follow to bring an ESA to Mission Hills ("The Association") according to the Florida statute.

1. The Association can request supporting information for the ESA if the person's disability is not readily apparent.
2. A person who falsifies information to obtain an ESA commits a misdemeanor of the second degree. Maximum penalty is 60 days in jail, 6 months' probation, a \$500 fine and 30 hours of community service for an organization that serves people with disabilities.
3. The Association may require a determination of disability from any federal, state, or local government agency OR information from a health care practitioner or provider or any similarly licensed/certified practitioner or provider in good standing with his or her profession's regulatory body in another state, but only if such out-of-state practitioner has provided in person care or services to the person on at least one occasion.
4. The practitioner or provider of the supporting information must have personal knowledge of the person's disability and must be acting within the scope of his or her practice. A health professional who provides information, including written documentation indicating that a person has a disability, or which documentation supports a person's need for an ESA, without personal knowledge of the person's disability is subject to disciplinary action.
5. The Association may refuse to allow an ESA to remain on Mission Hills property if it poses a direct threat to the safety or health of others or poses a direct threat of physical damage to the property of others and Mission Hills, unless the threat can be eliminated. **Animal Control will be notified of these animals.**
6. **ONE ESA animal is allowed per unit.**
7. The Association requires copies of properly licensed and vaccinated animals. The records need to be updated yearly or as they expire. Failure to provide up to date proof will be cause to have the animal removed.

8. Person's with ESAs are liable for any damage done to the premises or to another person.

Please sign and date below to indicate that you agree to follow the above terms when requesting and maintaining an Emotional Support Animal.

\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Address/Unit Number

\_\_\_\_\_  
Owner's Phone Number

\_\_\_\_\_  
Owner's Address/Unit Number