

## Auburn Meadows Terrace Home Association, Inc. – Dog Waiver

### No Dog Rule

Auburn Meadows Terraces has had a no dog rule since its inception. This rule was established as part of the founding ***Exhibit E, Condominium Rules and Regulations***. Since it is part of these regulations, it cannot be changed without 75% of the homeowners agreeing to the rule change.

## Emotional Support Animal Waivers

### Dog Waiver

You may see dogs here, however, those dogs have met the requirements for an emotional support dog. To get a waiver, you must meet the requirements, provide documentation to the Property Manager and comply with all town ordinances.

### Federal Guidelines

- Landlords are required to make a reasonable accommodation for a person who requires an emotional support animal that allows that person to **live with the animal, even if the landlord has a no-pet policy**.
- No breed or weight restrictions.
- You can NOT be charged a pet deposit or pet rent for an emotional support animal. On average this is a savings of over \$500. **However, you can be charged for damages to the community incurred by your dog.**

### Requirements

- You are legally **REQUIRED** to have a letter from a licensed medical professional stating that your animal is an essential part of treatment for your disability. Your landlord is allowed to ask you to produce this document and will deny your emotional support animal if you do not have it.
- Your emotional support animal does not need to be specially trained. As long as your ESA helps with your disability then you qualify.
- While vests, collar tags, collars, leashes, etc. are not required, these accessories ensure maximum visibility and recognition and drastically reduce hassles from your landlord and neighbors.

### Rules

All rules, related to dogs, comply with Federal, State, Local Town Ordinances and Association Rules.

## Dog Waiver

- **One** dog will be allowed per unit with a qualified letter.
- Dog owners may walk their dogs on-leash within the community and on the walking trails.
- All dogs must be accompanied by their owner and not cause a public nuisance, safety hazard, harass wildlife or damage landscaping. Cost of damages will be charged back to the homeowner.
- Dogs must be kept on a leash no greater than six (6') feet in length, and under control at all times. **No** fences, dog runs, dog ties, etc. permitted.
- Any homeowner whose dog is on-leash shall be responsible for the conduct of the dog and for removing feces deposited by such animal from the all common areas and walking trails.
- Feces must be removed **immediately!** Please dispose of the bags in your own garbage receptacles.
- Dog owners/handlers, at the first sign of aggression or unruliness, must immediately remove their dogs from the designated areas.
- A current Town of Schererville license must be on file with the Property Manager. See the Town of Schererville Licensing Rules. *Article 2. Animal Regulations. Sec. 6-13 Licensing.*
- No homeowner shall keep any dog, which causes frequent or long-continuing sound. It is your responsible to keep the noise disruption at a minimum. *Article 2. Animal Regulations. Sec. 6-11 Definitions.*
- Visiting dogs are **not** allowed, unless the owner also has a letter on file and meet the same requirements, not to exceed one dog per unit.

All documentation should be submitted to Carolin Kenneally Auburn Meadows Terrace Home Property Manager at [regionpmo@gmail.com](mailto:regionpmo@gmail.com) for issuance of the waiver.