

Approved By Springwood Villas, Board of Directors 11.19.19

DATE: \_\_\_\_\_

Reasonable Accommodation Coordinator  
Springwood Villas Board of Directors  
c/o IMC Resort Services, Inc.  
2 Corpus Christie Place, Suite 302  
Hilton Head Island, SC 29928

Re: Reasonable Accommodation for a disability

Dear Reasonable Accommodation Coordinator:

I or another individual reside or plan to reside at Springwood Villas in unit \_\_\_\_ and have resided there since, or plan to reside there from \_\_\_\_/\_\_\_\_/\_\_\_\_\_. I or the other resident am/is a qualified individual with a disability, as defined by the Fair Housing Amendments Act of 1988 as having an impairment that limits one or more major life activities, or having a record of such impairment.

This waiver is being requested for the following individual:

\_\_\_\_\_

The Springwood Villas Owners' Association, Inc. (Association) has a rule that no pets are allowed. Because of my, or the resident's, disability, I need an accommodation in the form of a waiver of the Springwood Villas no pets rule.

A health care provider has prescribed this accommodation for my or the resident's disability. The name and address (and any other contact information that may be helpful in expediting this process) of the health care provider (who must be a licensed, certified health care provider, but not necessarily a medical doctor, who normally and customarily provides health care services for my disability) are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is the policy of the Association to contact the health care provider directly to request verification of the need for a service animal. The statement includes the requirement for a service animal or animals in order to allow me or the resident to engage in one or more major life activities that I or the resident would otherwise be impaired from engaging in without a service animal. A sample letter to the health care provider(s) authorizing the release of this information is available from the Springwood Owners' Portal.

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I understand that the service animal(s) I or the resident bring on the property must be specifically for his, her or my disability.

The Association understands that under both the Federal and South Carolina Fair Housing Acts, it is unlawful discrimination to deny a person with a disability a reasonable accommodation of an existing building rule or policy if such accommodation may be necessary to afford such person full enjoyment of the premises.

I understand that if a waiver is granted I or the resident will be bound by the following restrictions:

- Only one (1) animal per waiver request is permitted.
- Any animal normally deemed to be livestock or a farm animal (cows, chickens, pigs, etc.) is not permitted on Springwood property. An exception would be any such animal that is customarily kept as a pet within the confines of a home, such as, for example, a potbellied pig; or has been designated as a valid service animal such as a miniature horse. Under no circumstance will a rooster be tolerated on Springwood property. No animal that must be kept in an exterior pen or enclosure may be kept on Springwood property.
- No exotic animal as defined in Beaufort County Code § 14-44, Importation of exotic animals prohibited, may be kept on Springwood property.
- The animal must be on a leash (or in a container/carrier) at all times when outside. Failure to comply will result in a fine for every sighting of the animal not appropriately restrained. Also, such failure will be deemed a violation of Beaufort County Code § 14-33 (a), Running at large.
- The service animal may not be "walked" in the courtyard, but is only allowed in the courtyard to accompany the individual to whom it provides a service to visit another unit. Any soiling of the courtyard will be regarded as a nuisance activity and will result in a fine. Additionally, it will be deemed a public nuisance as defined and prohibited by Beaufort County Code Title 9, Chapter 1, Public Nuisance.
- Service animals are **not** permitted in the pool area. That is a violation of DHEC regulation R.61-51.C, 28.b (viii). Failure to comply will result in a fine for every sighting of the animal in the pool area; plus costs associated with the extra visit by the pool contractor to remediate contamination of the pool if the service animal has been observed actually in the pool.
- All noise restrictions shall apply. Barking dogs are not going to be tolerated. This is also a violation of Beaufort County Code § 14-34, Nuisance pets or livestock.
- If the service animal becomes a nuisance in any way and warnings and fines are ignored, the waiver may be rescinded.
- A copy of the most recent rabies immunization record, if the service animal is required by law to be immunized, as outlined in Beaufort County Code § 14-28, shall be kept on file with the agent of record of the Association (currently IMC Resort Services, Inc.). Failure to keep rabies immunization records up-to-date may result in rescission of the waiver.

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- If the applicant is a long term resident (longer than 30 days) the service animal must be registered in accordance with Beaufort County Code § 14-28, County pet license, and proof of registration provided to the Association agent (currently IMC Resort Services, Inc.).
- If the service animal is a Pitbull as defined under Beaufort County Code § 14-27, Definitions, then it must be spayed/neutered according to Beaufort County Code § 14-30, Declaration of restricted dog, and proof that the animal has been spayed/neutered provided to the Association agent (currently IMC Resort Services, Inc.).
- Costs for repair of any damages to common areas caused by a service animal will be assumed by the owner of the unit with which the service animal is associated.
- If the waiver is rescinded then pet fines will commence from the date of rescission.

I also understand that denial of the waiver will result in pet fines being levied from either the date of the first sighting of the animal on Springwood Villas property or the date of this request, if it is determined that the animal was on the property then.

The Association understands that it is a violation of HIPAA to fail to keep this request for accommodation confidential.

Please contact me within the next ten days to discuss this important issue if you have any questions. I look forward to your response and appreciate your attention to this matter. If any other information is needed to complete the waiver process I can be reached at:

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Sincerely,