



WATERCOLOR PRC
LETTER TO OUR OWNERS

August 6th, 2025

Dear WaterColor PRC Owners,

The WaterColor PRC Board of Directors approved an Emotional Support Animal (ESA) resolution at the August 4, 2025 board meeting. This resolution was drafted by the PRC's legal counsel. It complies with the Fair Housing Act and its Florida counterpart, as well as the Association's governing documents.

The purpose of the resolution is so that management may efficiently process and respond to requests for the accommodation of an ESA, and to help persons making such requests to better understand their rights and responsibilities.

The signed resolution is attached to this newsletter. It should be read carefully to gain a complete understanding of the requirements, some of which are:

- The request must be made and approved at least five days in advance of check-in.
- Reliable documentation from a licensed healthcare professional is required.
- Fraudulent claims of entitlement to an ESA will be reported to authorities.
- Requests for accommodation will be reviewed on a case-by-case basis.
- The Association may deny requests that lack required information, impose an undue financial/administrative burden on the Association, cause physical damage to the property, alter the nature of the Association's operation, and/or pose a threat to the health/safety of others.
- The Emotional Support Animal must accompany its owner when the owner leaves the unit.

Please contact me anytime via cell at (417) 860-9822 or via email at gerihmorrison@gmail.com if you have questions or comments.

Thank you,

Geri Morrison, CPA
Community Association Manager

RESOLUTION OF THE BOARD OF DIRECTORS
WATERCOLOR PRIVATE RESIDENCE CLUB
CONDOMINIUM ASSOCIATION, INC.

ANIMAL ACCOMMODATION REQUESTS

WHEREAS, Section 6.9 of the Declaration of Condominium for Watercolor Private Residence Club, a Condominium (“Declaration”) operated by the Watercolor Private Residence Club Condominium Association, Inc. (“Association”) prohibits pets and animals of any kind on the Watercolor PRC Condominium Property (“Property”), except for “properly licensed and certified” service animals for a disabled individual (“Pet Restrictions”);

WHEREAS, the Fair Housing Act (“the FHA”) and its Florida counterpart may require that the Association provide a reasonable accommodation to the Pet Restrictions and allow assistance animals (hereinafter “animal”) on the Property, if requested by a qualified individual;

WHEREAS, in order to efficiently process and properly respond to requests for reasonable accommodation to the Pet Restrictions, and to help persons making such requests to better understand their rights and responsibilities, the Board of Directors desires to adopt this Resolution setting forth procedures governing such requests and accommodations.

NOW THEREFORE, it is resolved as follows:

1. **Advance Request.** A request for accommodation to the Association’s Pet Restrictions should be made in advance in writing to allow the Association sufficient time to review the request and supporting documentation, if any, and request additional information, if necessary. Requests should be made in writing to Geri Morrison at gerihmorrison@gmail.com at least five business days in advance, if possible.
2. **Requests for Assistance Animals, Including Emotional Support Animals.** A person requesting the accommodation for an “Emotional Support Animal” or other assistance animal recognized by the FHA must provide to the Association reliable information or documentation (*e.g.*, from a licensed healthcare professional) supporting that:
 - a. the person has a disability within the meaning of Fair Housing Act, *i.e.* has a physical or mental impairment that substantially limits one or more major life activities, unless the disability is observable or already known to the Association,

and
 - b. that the animal does work, performs tasks, provides assistance, and/or provides therapeutic emotional support with respect to the person’s disability, unless such fact is observable or already known to the Association.

Please note:


Certificates, registrations, and licensing documents purchased or obtained from the Internet will not generally satisfy the requirements of this section. In addition, the Association takes abuse of the laws protecting disabled individuals very seriously. Fraudulent

claims of entitlement to a service or assistance animal (including Emotional Support Animals), which are criminal offenses in Florida, will be reported to the authorities. Such claims are punishable by a fine of up to \$500, 60 days in jail and 30 hours of community service, pursuant to Chapters 413.08(9) and 817.265, Florida Statutes.

3. **Requests for Service Animals.** The Association does not require supporting documentation for a trained service animal but will ask the handler of the animal to answer questions about the animal, unless the disability and disability related need for the animal are readily observable. A service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.
4. **Multiple Animals.** If a request for accommodation involves more than one animal, the person requesting the accommodation must provide separate information/documentation for each animal in accordance with the requirements of Sections 1 and 2.
5. **Unusual Animals.** If the animal is not an animal that is commonly kept in household (such as dog, cat, hamster, turtle, rabbit, or other small domesticated animal), the person requesting the accommodation must provide information/documentation establishing the need for the particular animal or that specific type of animal.
6. **Proof of Vaccination Required.** Persons requesting the accommodation are required to submit proof that the animal has been vaccinated in accordance with applicable laws and regulations.
7. **Individual Review.** Requests for accommodation will be reviewed on a case-by-case basis.
8. **Reasons for Denial.** Without limitation:
 - a. The Association may deny requests for accommodation that lack required supporting information or documentation.
 - b. The Association may deny a request for accommodation if such a request would impose an undue financial and administrative burden on the Association or would fundamentally alter the nature of the Association's operations. The determination of undue financial and administrative burden will be made on a case-by-case basis.
 - c. The Association may deny a request for accommodation if a specific animal would cause substantial physical damage to the Property or pose a direct threat to health/safety of other owners, and such damage or threat cannot be eliminated through another reasonable accommodation.
9. **Animal's Owner is Responsible for the Animal's Conduct on Property.** A person requesting the accommodation is fully responsible for the animal, including, without limitation, the following:
 - a. Care and supervision of the animal.

- b. Keeping the animal under control and on a leash unless a leash prevents the animal from performing the specific disability-related tasks.
 - c. Cleaning up after the animal and properly disposing of any waste.
 - d. Ensuring that the animal does not create unreasonable levels of noise, odor, or other issues that may cause a nuisance to other residents of the Property.
 - e. Ensuring the animal is in good health, clean, and is at all times in compliance with all applicable laws and requirements associated with licensing, vaccinations, and other animal control and health regulations.
 - f. Repairing any damage the animal causes to the Property.
10. **Animal to Accompany Owner When Possible.** To prevent undue noise, animals **must** accompany the owner when they leave a unit for any significant period of time, unless this requirement would cause a burden to the owner.
11. The Watercolor PRC Pet Restriction policy remains in place for non-service or ESA animals. Violators will be asked to leave immediately and may be fined.

This Resolution was approved by at least a majority of Board of Directors present at a duly noticed Board meeting on August 4, 2025.



Chip Mann
President