

THE SUMMIT

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June 2, 2016

To: Summit Condominium and Time Share Owners; Rental Managers and Rental Agencies

This letter is to serve as a reminder that the Summit, a Condominium (“Condominium”) is a **NO PET facility**. Pets are NOT allowed by owners or guests under any circumstance. If you rent your unit, it is your responsibility to prevent your tenants from bringing pets on the Condominium property. However, service animals as defined by the American with Disabilities Act (ADA) and emotional support animals (as that term is used in the rules of Housing and Urban Development) are allowed. Those animals must be registered with management of the Summit Owners Association, Inc. (“Association”) WITHIN 24 HOURS of bringing the animal onto the Condominium property and annually thereafter. If the service or emotional support animal is not timely registered with the Association, the animal may not be allowed access to the Condominium property and the animal owner may forfeit any rent they have paid as the association will not be on notice of the legal status of the animal.

When a service or emotional support animal is registered with the Association, the rules governing service and emotional support animals will be provided to the owner. The rules will also be available on the Summit website at www.summit-resorts.com under the heading “Resources”.

Failure to obey any rule is grounds for a fine of up to \$100 a day. Upon repeated offense, additional penalties/fines may be imposed and the authorization to keep the animal on The Summit property may be revoked. Any rent paid may be forfeited. **All fines will be applied to the unit owners, as they are responsible for all tenants or guests.**

When you have any concerns about a dog on the property, please contact security immediately at 850-235-8700. Include the location, the offensive actions, and a description of the animal, the owner, and unit number if known.

If you are an owner who wishes to be notified if Security becomes aware of an animal in your unit, please provide your contact number to security.

Steve Horton, President, The Summit Owners Association, Inc.

Enclosures: Service Animal and Emotional Support Animal Policy and Rules
Registration Form For Service or Emotional Support Animal