

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WILLOW CREEK NO. 3 ASSOCIATION
TO AMEND RULES AND REGULATIONS GOVERNING PETS**

WHEREAS, the Willow Creek No. 3 Association (the “Association”) is in Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the common elements of the condominium property commonly known as the Willow Creek No. 3 Condominium; and

WHEREAS, the Association is administered by a duly elected Board of Directors (“Board”) in accordance with a certain the Declaration of Condominium Ownership for the Willow Creek No. 3 Condominium recorded in the office of the Cook County Registrar of Titles on August 29, 1972, as Document No. 26-44-918 (the “Declaration”) as amended thereafter from time to time; and

WHEREAS, Section 18.4(h) of the Condominium Property Act grants the Board of Managers of the Association the power and authority “to adopt and amend rules and regulations covering the use and details of the operation and use of the property...”; and

WHEREAS, the Board therefore deems it to be in the best interests of the Association to amend the Association’s Rules and Regulations (adopted November 2018) to regulate more specifically the keeping of pets, service animals, and assistance animals, as provided herein.

NOW, THEREFORE, upon a majority vote of the Board, and pursuant to its authority as stated above, **IT IS HEREBY RESOLVED** that the existing section of the Association’s Rules and Regulations titled “Pets” is deleted in its entirety and replaced with the following:

PETS, SERVICE ANIMALS, and ASSISTANCE ANIMALS

1. Dogs, cats, and other household pets are prohibited pursuant and subject to the First Amendment to the Declaration. This prohibition includes visitors’ pets.
2. **Service Animals:** Notwithstanding the prohibition against pets, residents with a disability may keep an animal that meets the definition of a service animal under the Americans with Disabilities Act. The Board may inquire: (a) whether a dog is a service animal and (b) what work or task the dog has been trained to perform for the resident.
3. **Request for Exception for Assistance Animal:** A resident with a disability may request an exception to the prohibition against pets to keep an “assistance animal”, which means an emotional support animal or service animal that qualifies as a

reasonable accommodation under the federal Fair Housing Act or the Illinois Human Rights Act. **All such requests are subject to the provisions of the Illinois Assistance Animal Integrity Act, including (but not limited to) the following:**

- a. If the resident's disability or disability-related need is not readily apparent or known to the Board, the Board may require the resident to provide documentation of their disability and their disability related need for an assistance animal as provided in the Illinois Assistance Integrity Act.
 - i. Such documentation shall (1) be in writing; (2) be made by a person with whom the individual requesting an accommodation has a therapeutic relationship; and (3) describe the resident's disability-related need for the assistance animal.
 - ii. If the initial documentation provided does not satisfy subparagraph (b), the Board may require additional supporting documentation including, if necessary, information describing the professional relationship between the person and the resident with a disability.
 - iii. The Board may take steps to verify the authenticity of any documentation provided by the resident.
 - b. The Board may deny a documented request for an accommodation or may rescind a granted request if:
 - (1) the accommodation imposes either: (i) an undue financial and administrative burden; or (ii) a fundamental alteration to the nature of the operations of the Association; or
 - (2) after conducting an individualized assessment, there is reliable objective evidence that the specific assistance animal: (i) poses a direct threat to the health or safety of others that cannot be reduced or eliminated by another reasonable accommodation; (ii) causes substantial physical damage to the property of others that cannot be reduced or eliminated by another reasonable accommodation; or (iii) has engaged in a pattern of uncontrolled behavior that its handler has not taken effective action to correct.
4. All service animals and assistance animals permitted under these rules:
- a. shall be kept in compliance with the ordinances of the Village of Palatine;
 - b. must be leashed while being walked outside of a unit (except for service animals trained to perform their work or task off-leash);
 - c. may not be tethered or otherwise left unattended outside at any time; and

- d. may not be permitted to create a nuisance anywhere on the property.
- 5. Residents must clean up immediately after their service animals and assistance animals, remove defecation, and dispose of it in proper refuse containers.
- 6. Unit Owners are responsible for the actions of service animals and assistance animals belonging to anyone residing in or visiting their unit. Any costs of repair to damage to any Units or Common Areas caused by service animals or assistance animals shall be assessed to the Unit Owner as additional assessment.

IT IS HEREBY RESOLVED that the foregoing amendment is approved, adopted, and shall be effective as of _____, 2024.

WILLOW CREEK NO. 3 ASSOCIATION

The above being a majority of the Board of Directors.