

CRESCENT BAR CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS  
REVISED: 5/11/26  
Board Approved Date: 5/11/26

**Domestic Animal Policy**

Policy Statement:

Crescent Bar Condominium Master Association (“CBCMA”) does not allow Guests or Tenants to have pets on property. While CBCMA takes no position as to whether the Americans with Disabilities Act, the Fair Housing Act, and the Washington Law Against Discrimination apply to CBCMA because it is a private club and establishment, CBCMA nonetheless recognizes that Service animals are not the same thing as pets, and adopts the following Service Animal Policy:

1. Service animals are:

Dogs

Any breed and any size of dog

Trained to perform a task directly related to a person’s disability

2. Crescent Bar members/owners who have Guests or Tenants on the property are generally required to accept service animals, and should allow the person with a disability and their service animal in all areas where persons are normally allowed to go.

a. If Crescent Bar members/owners are uncertain whether the person seeking accommodation has a disability and/or a disability-related need for a service animal, the Americans with Disabilities Act permits that Crescent Bar members/owners may ask

i. Is the dog a service animal required because of a disability?

ii. What work or task has the dog been trained to perform?

iii. If the person is not disabled or the animal is not providing disability-related assistance, the request for reasonable accommodation of the assistance animal may be denied.

b. Crescent Bar members/owners should not:

i. Ask for documentation of the disability or the disability-related need for a service animal;

ii. Ask for access to medical records or medical providers or to provide detailed or extensive information or documentation;

iii. Request any documentation that the dog is registered, licensed, or certified as a service animal

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iv. Require that the dog demonstrate its task, or inquire about the nature of the person's disability

v. Unreasonably deny a request for reasonable accommodation of the service animal;

vi. Unreasonably delay in responding to a request for reasonable accommodation of the service animal;

vii. Require pet fees or deposits for service animals; and,

viii. Limit service animals based on breed, weight or size.

c. Crescent Bar members/owners may ask a guest or tenant to remove a service animal if:

i. the dog is out of control and the handler does not take effective action to control it. A service animal must be under the control of its handler. Under the ADA, service animals must be harnessed, leashed, or tethered, unless the individual's disability prevents using these devices or these devices interfere with the service animal's safe, effective performance of tasks. In that case, the individual must maintain control of the animal through voice, signal, or other effective controls.

ii. the dog is not housebroken.

3. Service animals are not pets. Therefore, no pet deposit for such animals will be allowed.

4. Crescent Bar members/owners may retain some or all of a guest or tenant's security deposit to compensate for damage beyond normal wear and tear caused by the guest or tenant and their service animal should it occur.

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**Crescent Bar Condominium Animal Screening System**

Purpose:

PetScreening is a third-party service utilized by housing providers and property managers to screen household pets, validate reasonable accommodation requests for assistance animals (Service/ESA/Companion) and confirm every resident, guest, and renter understands Crescent Bar Condominiums pet policies.

With PetScreening, pet/animal owners create profiles to store their animal records and information in one secure and convenient place. PetScreening makes it easy for pet/animal owners to share their records with not only their housing provider, but also with pet groomers, doggy day cares, dog walkers, pet sitters, vets, pet-friendly hotels, and more.

PetScreening reduces CBCMA property management and security staff time in determining the status of animals found on Crescent Bar Condominium property.

- 1) All CBCMA OWNERS are required to submit one of the following profiles with PetScreening.com (<https://crescentbarcondos.petscreening.com>):
  - a. No Pets or Animals profile
  - b. One or more Household Pet Profile(s) – CBCMA OWNERS ONLY
  - c. ServiceAnimal Profile
- 2) All CBCMA Owner's Guests and Tenants with service animal accommodation needs are required to submit an Service Animal Profile with PetScreening.com
- 3) CBCMA Property Manager will provision access to PetScreening for each Unit Owner. Owners are responsible for provisioning access (user accounts) to their employees and Rental Agents.
- 4) Condo Unit Owners shall ensure animal profiles are registered under their PetScreening.com specific 'Referral Link' prior to arrival of Guest and Tenants with animals at Crescent Bar Condominiums. Owners will be assessed a \$250.00 per day fine for each unregistered animal or non-owner pet.