

Proposed New Rule & Regulation 1.24 "Reasonable Accommodation Policy"

To be set for a vote by the Board (to mail to owners for their comments) at the Meeting January 5, 2010

To be set for a vote by the Board (to adopt) at the Meeting February 11, 2010

Purpose

The Board of Directors of the Siena Owners Association hereby recognizes the importance of providing reasonable accommodation in its rules, policies, practices and procedures, where necessary to afford residents with disabilities an equal opportunity to use and enjoy their housing, and the services related to that housing.

This Rule & Regulation is intended to comply with the California Fair Employment and Housing Act described in the California Government Code section 12900 et seq.

Proposed

Rule & Regulation 1.24 Reasonable Accommodation Policy

This rule supplements the Siena Owners Association CC&R 5.1 Requirements for Renting.

In addition to the requirements of CC&R 5.1, owners who rent or lease their Lot shall:

- [a] Provide the tenant(s) with a copy of the Siena Owners Association
  - [1] "Reasonable Accommodation Policy"
  - [2] Exhibit A "Notice of Housing Accommodation Procedures for People with Disabilities"
  - [3] Exhibit B "Application for a Fair Housing Accommodation"
  
- [b] Tenants shall be notified of this Reasonable Accommodation Policy at the time the new lease is executed. Forms for requesting an accommodation (Exhibit B) shall be available at all times from the association manager.
  
- [c] The owner/landlord is responsible for providing the Association with a completed and signed Siena Owners Association "Addendum" to the rental or lease agreement, showing that the tenants have received a copy of the documents listed in subsection [a] above as well as a copy of Siena's CC&Rs and Siena's Rules & Regulations. The Addendum shall also show that the tenants agree to be subject to all the provisions of the CC&Rs and Rules & Regulations and that a failure to comply with any provision shall constitute a default under the rental or lease agreement.

PLEASE SEE THE REVERSE SIDE FOR ANOTHER PROPOSED RULE & REGULATION