

Grandview Villas Association Policy on Open Flame and Cooking Devices

Purpose

The purpose of this policy is to ensure the Association remains in compliance with insurance requirements. This policy prohibits the use and storage of open-flame cooking and heating devices on or near residential structures. It does not apply to commonly used cooking appliances when operated inside an owner's unit.

Policy

1. Prohibited Areas of Use and Storage

No grill, cooking device, heating device, tabletop flame device, or fire pit of any type may be stored, used, or operated in the following areas:

- Any balcony.
- Any elevated walkway.
- Under any overhanging or covered portion of a structure.
- Within ten (10) feet of any building, wall, or structure.

2. Prohibited Devices

This restriction applies to, but is not limited to, the following:

- Charcoal or coal grills.
- Propane, gas, or kerosene grills or heating devices.
- Tabletop fire features or similar devices.
- Fire pits of any kind.
- Meat smokers, outdoor deep fryers (including turkey fryers), or similar devices.

3. Compliance

- This policy is effective immediately upon adoption.
- All prohibited devices must be removed by owners from prohibited areas of use and storage.
- Prohibited devices may not be disposed of in or around Association dumpsters or anywhere on the property.

4. Rental Properties

- Owners who lease or rent their units, whether short-term or long-term, must include notice of this policy in their rental agreements and house rules.
- Owners are required to notify tenants immediately and enforce compliance.

5. Enforcement

- Violations of this policy may result in fines, loss of privileges, or other remedies available under the Association's governing documents.
- Owners are liable for any damage or injury caused by prohibited devices or activities.
- Owners are responsible for the actions of their tenants, guests, and occupants with respect to this policy.

Adoption

Adopted by the Board of Directors of Grandview Villas on **September 8, 2025**.

A handwritten signature in black ink, appearing to read "Joseph Grundle", written over a horizontal line. The signature is cursive and extends to the right of the line.

Joseph Grundle, President