

COTTONWOOD PARK CONDOMINIUMS ASSOCIATION

Resolution 13-1

SUBJECT: Regulation of Charcoal and Propane Grills, Food Smokers, Deep Fry Cookers, and Open Flame Devices

PURPOSE: The purpose of the resolution is to enforce provisions of the Mountain View Fire District, County of Boulder, Colorado relating to the use of charcoal and propane grills on decks in multi-family buildings, This includes any type of open flame being used on any portion of the property known as Cottonwood Park Condominiums Association.

AUTHORITY: Articles III, paragraph A of the Bylaws for Cottonwood Park Condominiums Association,

And

Section 308.1.4 of the 2009 International Fire Code Regulations (Open Flame Cooking Devices) as enforced by the Mountain View Fire Department, Niwot, Colorado, which does not allow for the use of propane or charcoal grills, or open flames on decks, in fenced enclosures, or patios of multifamily buildings.

RULE: 13-1-1.1 Charcoal grills shall not be used or stored on any deck, enclosed front entrance, or patio connected to any unit in Cottonwood Park Condominium Association.

13-1-1.2 Propane gas grills shall not be used or stored on any deck enclosed front entrance, or patio connected to a unit at Cottonwood Park Condominium Association,

13-1-1.3 No open flame items such as "Tiki Torches" may be used on the porches, enclosed front entrance, or patios connected to a unit at Cottonwood Park Condominium Association,

13-1-1.4 Propane gas cylinders may not be stored on any deck, enclosed front entrance, or patio unit connected to Cottonwood Park Condominium Association.

13-1-1.5 No charcoal or gas grill, or open flame device shall be used within ten feet of any flammable surface in the Cottonwood Park Condominium Association,

13-1-1.6 Smokers, deep oil fryers or any fryer utilizing hot oil for cooking shall not be used or stored on any portion of the Cottonwood Park Condominium Property,

13-1-1.7 This regulation does not apply to the single family units located in Cottonwood Park Condominium Association.

13-1-1.8 Electric grills and allowed on decks, enclosed front entrance, or patio areas. Also, propane grills using the 2.5 pound gas cylinders are allowed.

ENFORCEMENT: These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for the Cottonwood Park Condominium Association and the City of Broomfield as follows:

First Offense: The unit owner will be notified in writing of the rules violation for the operation or storage of a grill, open flame device, or of fryer on the deck or patio for his/her unit. The unit Owner will be required to remove the grill, open flame device, or fryer from the property. Should any damage by fire result from the use of a grill of any type or from an open flame, the unit Owner will be assessed the cost of repairs to the building. The owner may request a hearing with the Board of Directors. Owners are to be aware that use of such grills is a violation of the International Fire Code for our locale.

Second Offense: The unit owner will be notified of the second rules violation for the operation or storage of a grill, smoker, oil fryer, or open flame device on the deck, in the enclosed entrance, or patio of his/her unit, fined \$100.00, and required to remove the grill from the premises_

Third Offense: The unit owner will be notified of the third rules violation for the operation or storage of a grill, smoker, oil fryer, or open flame device on the deck, in the enclosed entrance, or patio for his/her unit, fined \$250.00, and required to remove the grill from the premises,

Fourth Offense: The unit owner will be notified of the fourth, or any succeeding, rules violation for the operation or storage of a grill, smoker, oil fryer, or open flame device on the deck, in the enclosed entrance, or patio for his/her unit, fined \$500.00, and required to remove the grill from the premises.

NOTICE: Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Cottonwood Park Condominium Association.

EFFECTIVE DATE: This rule shall become effective upon delivery to owners.

Adopted this 26th day of November, 2013 by the Board of Directors of Cottonwood Park Condominium Association.

Original signed by Martin Haase, President