

The Village at College Downs  
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April 11, 2013

To all Homeowners:

Following the most recent comprehensive property rounds, we are finding that many tenants and owners are still using open flame portable grills, e.g. charcoal grills, in violation of our Rules and Regulations.

We have been informed by the underwriter of our master insurance policy that our insurance can be cancelled if an inspector were to conduct an audit and find open flame portable grills. Our insurance company can elect to deny any claim of damage caused by these grills.

***The use of open-flame grills is prohibited.***

***The negligent owner will be held responsible for compensation of any damages.***

Tenants should be informed immediately that the grills must be removed immediately. 311 can be called for curb-side pick up.

***The owner is responsible for the actions of his tenant. Any owner who fails to comply will be fined an amount not to exceed \$100 (or \$100 per day for continuing violation).***

The Board is not out to stifle the outdoor enjoyment of the residents. Our first concern is the safety of our residents and secondly, the protection of our property value.

Attached is a copy of the policy that is effective immediately and is available on our website.

Sincerely,  
The Village at College Downs Board of Directors

## **OPEN-FLAME GRILLS AND PORTABLE GRILLS POLICY**

*Note: The Board of Directors used the following to establish this policy:*

- Declaration of Covenants, Conditions and Restrictions for The Village at College Downs
- North Carolina State Fire Prevention Code Section 504.8
- Charlotte FD Fire Code Information and Regulations Sections 308.3.1, 308.3.1.1

The Board of Directors of The Village at College Downs, at a meeting duly called and held April 8, 2013, and pursuant to Article VIII Section 12 of the Association's Declaration of Covenants, Conditions and Restrictions for The Village at College Downs, adopted the following standard for open-flame grills and portable grills.

- Charcoal grills, fire pits, hibachis, and chimineas are prohibited.
- Any appliance that uses an open flame is prohibited.
- Portable electric grills containing loose heat storage, such as lava rock, are prohibited.
- LP grills that have a water capacity equal to or less than 2 ½ pounds are allowed.
- LP grills that have a water capacity greater than 2 ½ pounds are prohibited.
- LP grills must be attended at all times when in use.
- LP grills cannot be operated on combustible surfaces (e.g. wooden decking; pine straw; pine bark; other combustible landscaping materials; motor vehicles).
- LP grills cannot be operated at the front of any unit or within ten (10) feet vertically and horizontally of any unit.
- LP grills cannot be stored on the common area or at the front of any unit.

Any owner who fails to comply will be fined an amount not to exceed \$100 (or \$100 per day for continuing violation) in accordance with N.C.G.S. § 47C-3-107.1. An owner is responsible for the actions of his tenant.

**COMPENSATION FOR DAMAGE, TO ANY AND ALL AFFECTED AS A RESULT OF OPEN-FLAME GRILLS OR PORTABLE GRILLS, WILL BE THE RESPONSIBILITY OF THE OWNER WHO'S UNIT CAUSED THE DAMAGE.**