

NORTHGATE CONDOMINIUM ASSOCIATION

Resolution 03-2

- SUBJECT:** Regulation of Charcoal and Propane Grills
- PURPOSE:** The purpose of this resolution is to enforce provisions of the Condominium Declaration relating to use of charcoal and propane grills on decks. This includes any type of open flame being used on any portion of the property known as Northgate Condominium Association.
- AUTHORITY:** Articles 4.1 and 6.7 of the Amendment and Restatement of the Condominium Declaration for The Northgate Condominium Association and Article 6.1 of the Bylaws of Northgate Condominium Association.
- Fire Code Regulations of the City of Boulder Colorado, do not allow for the use of propane or charcoal grills on decks or patios of multifamily buildings.
- RULE:**
- 03-2-1.1 Charcoal grills shall not be used or stored on any deck or patio connected to any unit in Northgate Condominiums.
 - 03-2-1.2 Propane gas grills may not be used or stored on any deck or patio connected to a unit at Northgate Condominiums.
 - 03-2-1.3 No open flame items such as "Tiki Torches" may be used on the porches or patios connected to a unit at Northgate Condominiums.
 - 03-2-1.4 Propane gas cylinders may not be stored on any deck or patio unit connected to Northgate Condominiums.
- ENFORCEMENT:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for The Northgate Condominium Association and the City of Boulder as follows:
- First Offense: The unit owner will be notified in writing of the rules violation for the operation of a grill on the deck or patio for his/her unit. 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 are a violation of the Fire Code for the City of Boulder and Owners may be fined by the City Code Enforcement.

Second Offense: The unit owner will be notified of the second rules violation for the operation of a grill on the deck or patio for his/her unit, fined \$50.00, and advised to remove the grill from the premises.

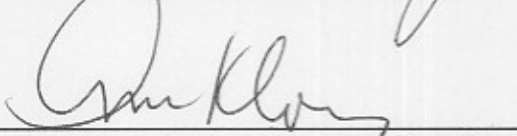
Third Offense: The unit owner will be notified of the third rules violation for the operation of a grill on the deck or patio for his/her unit, fined \$100.00, and advised to remove the grill from the premises

Fourth Offense or Any Succeeding Offenses: The unit owner will be notified of the fourth, or any succeeding, rules violation for the operation of a grill on the deck or patio for his/her unit, fined \$200.00, and advised 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 Northgate Condominium Association.

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

Adopted this 7 day of June, 2003, by the Board of Directors of the Northgate condominium Association.



, President

ATTEST:

