

PENNY FLATS CONDOMINIUM ASSOCIATION
BALCONY RESTRICTIONS

Effective: February 1, 2015

1. Introduction.

The Board of Directors ("Board") of Penny Flats Condominium Association, a Colorado nonprofit corporation ("Association"), acting pursuant to the powers set forth in the Association's Bylaws, Articles of Incorporation, the Condominium Declaration for Penny Flats Condominiums (a Common Interest Community) ("Declaration") (such documents being collectively referred to as the "Association Documents"), and the Colorado Common Interest Ownership Act, as amended ("CCIOA"), has enacted the following Policy effective as of the date set forth above. Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, then as set forth in CCIOA. This Policy supersedes any previously adopted Policy on the same subject matter.

2. Policy Purpose.

The purpose of this Policy is to establish restrictions for the use of flammable devices on balconies. The Board recognizes the use of outdoor grills is a major item of interest for the community and the design of the building's fire protection system, which does not include fire sprinklers on certain balconies, may cause confusion.

3. Balcony Restrictions.

In developing the following restrictions, the Board took into account fire codes for multi-family dwellings (attached), recommendations from Poudre Fire Authority Fire Marshal's Office ("PFA"), comments from Association members and the overall concern with life safety and structural protection.

3.1 Charcoal or wood burning grills, smokers, chimineas, and other similar devices are prohibited on **ALL** balconies and rooftop areas. Heating devices such as fire pits and propane heaters, regardless of type, are also prohibited on **ALL** balconies.

3.2 Balconies **without** a fire sprinkler may have an electric grill or a small LP-gas-fueled cooking device (per Fire Code Subsection 308.3.1.1) with an LP-gas container not to exceed a water capacity greater than 2.5 pounds (nominal 1 pound [0.454 kg] LP-gas capacity). There are commercial adaptors on the market which allow these small gas containers to fit into a standard-sized grill. Association members should check with PFA to ensure compliance.


3.3 Balconies **with** a fire sprinkler may have a standard-sized LP-gas- burning grill (per Fire Code Subsection 308.3.1.1). Electric or smaller-sized LP-gas burning grills may also be used.

Owners are reminded of the following: 1) balcony fire sprinklers do NOT guarantee flame suppression in the event of a fire; 2) always have a fire extinguisher available when grilling; 3) compliance violations may be reported to PFA and fines levied in accordance with governing documents; and 4) damage or injury as a result of noncompliance may result in Owners being held personally liable.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of Penny Flats Condominium Association (the "Association") certified that the foregoing Balcony Restrictions were approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board held on January 8, 2015.

Penny Flats Condominium Association

By: 
Secretary