

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION  
POLICY RESOLUTION NO. 14  
USE OF UNITS AND COMMON ELEMENTS  
Regarding the use of grills

WHEREAS, Article IV, Section 2 of the Bylaws assigns the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association" and further states that the Board "may do all such acts and things except as by law or by the Master Deed or by these Bylaws, may be delegated to the Board of Directors by the Unit Owners"; and

WHEREAS, Article IV, Section 2(e) of the Bylaws gives the Board the right of "Adoption and amendment of rules and regulations covering the Operation and use of the property"; and

WHEREAS, the Board deems it necessary and desirable to establish certain general Rules and Regulations for the use of Units and Common Elements;

NOW, THEREFORE, BE IT RESOLVED THAT the following rule and regulations be hereby and are adopted for the safety and general welfare of the members of the Association:

I. USE OF GRILLS

A. No charcoal or propane grills (of any kind) shall be used in or at the condominium units or placed on the common elements or on limited common elements.

B. Electric grills are permitted.

C. A Class B fire extinguisher must be present at all times when an electric grill is in use.

D. The Unit Owner shall be solely responsible for any and all injury or damage caused by or as a result of the existence or use of a grill at their unit. In the event of any damage to any common element or limited common element caused by or as a result of the existence or use of a grill, the Association will provide the contractor to repair said damage at the Unit Owner's expense. *If the Unit Owner fails to pay the invoice for said repair within thirty (30) days, the cost therefore will be assessed against the unit owner and collected in the same manner as a common expense assessment in accordance with the provisions of the Governing Documents.*