

**RIVERDALE PARK TOWNHOMES HOMEOWNERS ASSOCIATION  
POLICY RESTRICTING GRILLS ON DECKS, PORCHES, AND PATIOS**

The following Policy Restricting Grills on Decks, Porches, and Patios was adopted by the Board of Directors of the Riverdale Park Townhomes Homeowners Association ("Association"), at a regular meeting of the Board of Directors.

Effective Date: September 16, 2024

**Recitals**

A. The Board of Directors of the Association has the authority to adopt rules and regulations, pursuant to Article 3, Section 3.3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverdale Park Townhomes and C.R.S. § 38-33.3-302(1)(a).

B. The Association's insurance carrier requires that the Association adopt a policy that aligns with this Fire Code requirement and that failure to adopt the Policy will result in cancellation of the Association's property insurance policy.

C. The Association's insurance carrier also requires that not only must the policy comply with the Fire Code, but the policy also cannot permit open flame cooking devices, electric cooking devices including outdoor electric grills, or grills of any type.

D. Each year, countless costly and deadly fires occur in communities due to the use of open-flame cooking devices on patios. To attempt to mitigate this risk and to comply with the insurance carrier's requirement, the Board of Directors of the Association believes that it is in the Association's best interests to adopt this Policy.

NOW, THEREFORE, The Board of Directors adopts the following Policy Restricting Grills on Decks, Porches, and Patios:

1. **Prohibited Devices.** The following shall not be stored or operated on decks, porches, patios, garages, parking lots, or within 10 feet of any structure within the Riverdale Park Townhomes Community.

- a. Open-flame cooking devices, including charcoal grills, wood-burning grills, smokers, liquid propane ("LP") gas grills, pellet grills, and other similar devices.
- b. Open-flame heating devices, including fire pits, LP gas heaters, portable fireplaces, and other similar devices.
- c. Electric cooking devices, which shall include electric grills.

2. This Policy shall replace and supersede all previous policies, rules, and regulations regarding the subject matter of this Policy.

3. In the event that a court of competent jurisdiction finds any portion of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

The undersigned hereby certifies that the foregoing Policy Restricting Grills on Decks, Porches, and Patios was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 23 day of July, 2024.

**Riverdale Park Townhomes Homeowners Association**

  
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(Signature)

By: Tamer Jenkins, its: President  
(printed name) (officer)