

**SPINNAKER RUN CONDOMINIUM ASSOCIATION, INC.
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 Spinnaker Run Condominium Association, Inc. (“Association”), at a regular meeting of the Board of Directors.

Effective Date: Aug 15, 2024

Recitals

A. The Board of Directors of the Association has the authority to adopt rules and regulations, pursuant to Section 18 of the Condominium Declaration for Spinnaker Run Condominiums and C.R.S. § 38-33.3-302(1)(a).

B. The Spinnaker Run community is within the Aurora Fire Rescue (“AFR”) district. AFR operates under the International Fire Code, which prohibits certain open-flame cooking devices. AFR imposes restrictions on the use of barbeque grills on apartment and condominium balconies.

C. The Association’s insurance carrier also requires that not only must the policy comply with the Fire Code, the policy cannot permit cooking devices of any type, even those that are allowed by AFR.

D. Each year, countless costly and deadly fires occur in communities due to the use of open-flame cooking devices on balconies. 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, or patios.

- 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, Balconies, 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 15 day of August, 2004.

Spinnaker Run Condominium Association, Inc.

Barbara Baroni
(Signature)

By: Barbara Baroni President
(printed name) (officer)