



Adopted BBQ Rules

These Rules are adopted pursuant to Section to 2.9.1 of the Declaration of the CC&R's. For purposes of these Rules, "combustible material" means any material that will ignite and burn when subject to fire. This definition will include the vast majority of building materials.

1. Charcoal burners and other open-flame cooking devices, such as BBQ's and turkey fryers, as well as any other open-flame apparatus, such as fire pits or fireplaces, shall not be operated within ten (10) feet of any combustible construction materials, including residential buildings, columns, trellis, awnings, and the like. The builder and/or homeowner that has applied for, and received the proper approval for the installation of a gas line through the appropriate fire, building, city, or other applicable authority shall be exempt from the forgoing rule.
2. Liquefied Petroleum gas (otherwise known as LP gas) cooking devices that have an LP gas container with a water capacity greater than 2.5 pounds [nominal one (1) pound gas capacity] shall not be located within ten (10) feet of combustible construction.
3. BBQs, grills, or other flame devices may not be stored or used under balconies.
4. Residents should take care to ensure that BBQ's, heating devices, and cooking devices will not cause damage to the deck surface, siding, or any surrounding building structure, either because of weight, smoke damage, or debris. Any damage to the deck surface, siding, or any surrounding building structure because of the use of a BBQ, heating device, or cooking device will be charged back to the owner of the home as a reimbursement assessment.
5. Fire pits, chimneys, and warmers must be screened to prevent the migration of sparks and embers.
6. Fires may not constitute a nuisance for the surrounding neighbors because of excessive smoke or odor transmission.

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