

STOCKBRIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 2019-01
ADOPTED April 30, 2019

RULES AND REGULATIONS REGARDING USE AND STORAGE OF GRILLS

WHEREAS, Sect 55-513 A of the Virginia Condominium Act, states the Board of Directors shall have the power to establish, adopt, and enforce rules and regulations with respect to the use of the common areas and with respect to such other areas of responsibility assigned to the association by the declaration; and

WHEREAS, Article III Section 1 of the Stockbridge Condominium Unit Owners Association Bylaws state the Board of Directors shall have the power to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the condominium; and

WHEREAS, Article V Section 8 (a) (2) of the Stockbridge Condominium Unit Owners Association Bylaws state no Unit Owner shall permit anything to be done or kept in the Unit or Common Elements which will result in a cancellation of insurance on the Property or any part thereof or which would be in violation of any law, regulation, or administrative ruling.

WHEREAS, the Board of Directors deems it necessary to establish rules and regulations regarding the use and placement of grills to conform with guidelines set forth by Prince William County.

NOW, THEREFORE, BE IT RESOLVED THAT the following be adopted:

I. Policy

The following rules and regulations shall be enforced by the Association through the implementation of the legal remedies set forth in Prince William County Code 9.2-38 as well as the Stockbridge Condominium Due Process Policy Resolution No. 4.

Prince William County code 9.2-37 provides that residents must abide by the following:

- A. No charcoal cooker, smoker, grill or any gasoline or liquified petroleum gas-fired stove or similar device should be ignited or used on the balconies or spaces under balconies of multi-family dwellings, nor in a similar manner in any occupancy.
- B. Electric grills are permitted; however, as with any cooking device caution should be used.
- C. Charcoal cookers, smokers, grills, or any gasoline or liquified petroleum gas-fired stove or similar device should not be used within fifteen feet from any structure. Electric grills are exempt from this distance requirement.

II. Enforcement

- A. The Board of Directors or its managing agent shall have the right to immediately remove any outdoor cooking device that are located on the Condominium property in violation of this resolution.
- B. Use or storage of an outdoor cooking device in violation of Prince William County Code is considered an immediate danger to persons or property and should be reported by any individual observing such activity by calling 911 and informing the proper authorities of the situation.
- C. Prince William County also has enforcement policies including fines and other criminal penalties for violation of the county codes.
- D. Nothing in this Resolution shall be constructed to hold the Declarant, Condominium, Board of Directors, any of its members, or the managing agent responsible for any damage to or loss of property caused by any grill, associated device.
- E. Repair or replacement of any damage resulting from the use of any outdoor cooking device in violation Prince William County code or Condominium bylaws shall be the responsibility of the individual unit owner found in violation of such codes or bylaws.

STOCKBRIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION NO. 2019-01

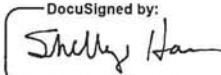
RULES AND REGULATIONS REGARDING USE AND PLACEMENT OF GRILLS

Duly adopted by the Board of Directors of the Stockbridge Condominium
Unit Owners Association on: April 30, 2019.

Motion by: Shelley Havener Seconded by: Brenda Purdy

DIRECTOR	YES	NO	ABSTAIN	ABSENT
Brenda Purdy	✓			
Tiffany Scott				✓
Louis Williams, Jr.	✓			
Shelley Havener	✓			
Kristen Morgan				✓

ATTEST:

DocuSigned by:

3B59450B62FC49A

 Secretary

5/2/2019

 Date

Resolution Effective as of: April 30, 2019