

RULES AND REGULATIONS
Villas at Big Trout Condominium Association
May 31, 2024

BBQ Grill and Other Cooking Devices:

On April 12, 2024, the Villas at Big Trout Condominium Association's Board of Directors established a new provision in an ongoing commitment to our community, its safety, security, and overall general welfare.¹

After careful consideration and consultation with relevant experts and authorities, the Board moved to ban and restrict storage of BBQ grills and other cooking devices on decks, balconies, and patios, along with any combustibles by May 31, 2024.²

This Rule eliminates all BBQ Grills: Charcoal and LP-gas grills, smokers (including pellet smokers), similar appliances, or other cooking devices.

Should a violation of this rule occur, the violation comes with a \$100 fine and increases exponentially for each month the violation continues.

This decision is not taken lightly and is ultimately the responsibility of the HOA Board, community manager, owners, and other residents, in a corporative effort to protect the property, ourselves and our neighbors.

¹ The use of barbecues in single-family homes, apartments and condominiums is not regulated by current Washington state law. However, apartment building owners and *condominium associations*, through lease agreements and *owner's association rules*, may still prohibit or restrict use of barbecues.

² Do not use a grill or combustible on a deck, balcony, patio, in a garage, breezeway, carport, porch, or under a surface that can catch fire.

Covenant Violation Policy

Reporting of Violations:

Violations are reported a number of different ways. The most common way is during an inspection done by the management company. Other ways include but are not limited to board member contact, call-ins and/or e-mails from fellow homeowners/residents.

If you are in violation of any rule in the governing documents (i.e. Articles of Incorporation, By-Laws, Covenants, Conditions & Restrictions [CC&R's], or Rules and Regulations), you will receive notice(s) and/or fining as described below:

Courtesy Letter: The first time an alleged violation is noted either by inspection, call-in or email, a courtesy letter is sent out describing the alleged violation and asking for correction of the alleged violation within a specific time frame.

Notice of Violation: If the alleged violation has not been corrected in the time frame described in the "Courtesy Letter", it is assumed to be a valid violation and a "Notice of Violation" is sent with a specific time frame for correction. This letter also includes a description of the similar and/or continuing violation, governing document reference, explanation of the fining process, and information on how to request a hearing from the Board regarding the violation.

Fine Notice: If the violation described in the "Notice of Violation" has not been corrected in the time frame required, a "Fine Notice" is sent to the homeowner. In the "Fine Notice", a specific dollar amount is assessed to the homeowner (based on the number of times the homeowner fails to correct the violation; please see Table "A" below).

The "Fine Notice" includes a specific time frame to correct the violation, includes a description of the similar and/or continuing violation, governing document reference, and explanation of the fining schedule as noted in Table "A".

Table "A"

*\$100.00 First Violation

*\$250.00 Second Similar and/or Continuing Violation

*\$500.00 Third Similar and/or Continuing Violation

*\$1,000.00 Fourth and Subsequent, Similar or Continuing Violations

Villas at Big Trout

Liberty Lake, WA 99019

05/11/2024

Re: Removal of Grills, Barbeques and Other Cooking Devices from Decks and Patios by midnight May 31, 2024

This letter supersedes any previous notices regarding the use of BBQ's on patios.

Dear Villas at Big Trout Owners

As part of our ongoing commitment to safety and compliance, we would like to inform you of an important update regarding the use of barbeque grills and other cooking devices on decks and patios within our community.

After careful consideration and consultation with relevant authorities, the board has decided with the authority vested in them **to prohibit the use of cooking devices on decks and patios. The storage or use of combustible propane tanks is also prohibited.** To be clear, **the storage or use of combustible propane tanks is or on the property, even outside, inside carport storage areas, or in garages is prohibited.**

This decision also comes on the heels of an arduous renewal process with our insurance company and seeking proposals from other organizations. While details of the insurance underwriting process cannot be shared with us, one of the guidelines for writing new business is that insured properties are free of grills, barbeques, or open fire pits. This is because grills and barbeques tend to be close to or touch the siding which can then melt or worse catch fire. So not only is this inhibiting the community from seeking other options for insurance, but it is also a clear and present danger for all owners within our community.

Effective at midnight on May 31, 2024, ALL grills, barbeque grills, and other cooking devices must be removed from decks and patios within our community. This decision is not taken lightly, but it is necessary to ensure the safety and well-being of all residents.

We understand that this may cause an inconvenience for some residents who enjoy cooking outdoors. However, the safety of our community must take precedence. We encourage residents to utilize approved designated cooking areas, separated from combustible materials by a minimum of 10 feet (3048 mm), and are equipped for safe cooking practices. Additionally, the Board will be considering alternatives to help owners & residents have a safe, clean cooking environment for their outdoor grilling, beyond just the pool area.

To facilitate compliance with this policy, we will conduct inspections after the May 31, 2024, removal date to ensure that all cooking devices have been removed from decks and patios. Signs will also be posted in conspicuous locations throughout the community to remind residents of the prohibition on cooking outside designated areas.

We appreciate your cooperation and understanding in this matter. If you have any questions or concerns regarding this policy, please do not hesitate to contact the Operations Solutions NW team at Christina@opssolutionsnw.com.

Thank you for your attention to this important matter.

Sincerely,

Villas at Big Trout Board of Directors

In Partnership with Operations Solutions NW