

**RESOLUTION
OF THE
SADDLE RIDGE OF FORT COLLINS MERGED ASSOCIATION
AMENDING RULES AND REGULATIONS REGARDING OPEN-FLAME COOKING
DEVICES**

SUBJECT: Adoption of policy regulating open-flame cooking devices and establishing fines and procedures for violation.

PURPOSE: To further the safety interests of the community by regulating open-flame cooking devices and establishing fines and procedures for enforcement of such regulations.

AUTHORITY: The Declaration of Covenants, Conditions, and Restrictions of the Saddle Ridge Community, the Condominium Declaration of the Saddle Ridge Condominiums, the Articles of Incorporation for The Saddle Ridge of Fort Collins Merged Association, the Bylaws of Saddle Ridge of Fort Collins Merged Association, the International Fire Code as amended and adopted by the Poudre Fire Authority, and Colorado law.

**EFFECTIVE
DATE:** January 1, 2016

RESOLUTION: The Association hereby adopts the following provisions regarding open-flame cooking devices:

- 1) Amendment of Rules and Regulations Revised January 1, 2013. The provisions of the paragraphs entitled "Decks" and "Grills" as set forth in the Rules and Regulations Revised January 1, 2013, be and hereby are amended in their entirety to read as follows:

Decks: Items on the decks shall be restricted to patio furniture. Decks shall not be used for storage. Bikes and exterior blinds are prohibited. For safety purposes, tiki torches are not allowed. Holiday lights are allowed on patios and railings fourteen (14) days before and after the holiday being celebrated. December is exempt from the rule and decorations are allowed for the entire month.

Grills: No barbecue grill, liquified-petroleum-gas-fuel cooking device, or other open-flame cooking device shall be used on decks or patios, or on the Common Areas or Limited Common Areas; provided that residents may continue to use the permanently installed community grill located east of the swimming pool. No open-flame cooking device shall be placed or stored on decks or patios after

January 1, 2016. Any open-flame cooking devices which were in place on decks or patios on January 1, 2016, shall have all fuel removed as of January 1, 2016, and all such open-flame cooking devices shall be removed no later than June 1, 2016.”

- 2) Fines for Violation of Open-Flame Cooking Device Regulations: Notwithstanding any other provisions of the “Resolution of the Saddle Ridge of Fort Collins Merged Association Regarding Policies and Procedures for Covenant and Rule Enforcement”, effective February 13, 2013 (“Resolution of 2-13-2013”), the fine for each violation of the regulations for open-flame cooking devices shall be \$250.00.
- 3) Coordination with Existing Rules and Regulations. The foregoing provisions amend the Rules and Regulations as revised January 1, 2013. To the extent there is any conflict in the terms and provisions of this Resolution, and that of the Rules and Regulations as revised January 1, 2013, then the terms and provisions of this Resolution shall control. Except as so amended, the Rules and Regulations as revised January 1, 2013, remain in full force and effect.
- 4) Coordination with “Resolution of the Saddle Ridge of Fort Collins Merged Association Regarding Policies and Procedures for Covenant and Rule Enforcement”, effective February 13, 2013 (“Resolution of 2-13-2013”). Because of the potential safety hazards regarding open-flame cooking devices, the provisions of paragraphs 4, 5, 12, and 13 of the “Resolution of the Saddle Ridge of Fort Collins Merged Association Regarding Policies and Procedures for Covenant and Rule Enforcement”, effective February 13, 2013 (“Resolution of 2-13-2013”) will not apply to violations of the provision of this Resolution regarding open-flame cooking devices. There shall be no initial warning letter required before assessment of the fine provided in this Resolution, and each time a violation occurs, or each day that a condition exists which constitutes a violation of this Resolution shall be deemed to be a separate and Continuous Violation. The Violator will be given notice of the violation and assessment of fine and shall be entitled to request and have a hearing in accordance with paragraphs 6, 7, 8, 9, 10, and 11 of the Resolution of 2-13-2013. The reference to “using charcoal grills and using large propane tanks” in paragraph 13 of the Resolution of 2-13-2013, is hereby deleted. This Resolution constitutes an amendment of the Resolution of 2-13-2013, and in the event of any conflict in the terms and provisions of this Resolution and that of the Resolution of 2-13-2013, the terms and provisions of this Resolution shall control. Except as so amended with respect to open-flame cooking devices, the Resolution of 2-13-2013 remains in full force and effect.

5) Effective Date. The effective date of this Resolution is as set forth above.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Saddle Ridge of Fort Collins Merged Association, a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 9-15-15 and in witness thereof, the undersigned has subscribed his/her name.

SADDLE RIDGE OF FORT COLLINS MERGED
ASSOCIATION

A Colorado non-profit corporation,

By: Paul A. Huber

President