

Westwood Village Condominium

- Unit Owners Association -

WESTWOOD VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION

AMENDED POLICY RESOLUTION NO.04 Outdoor Cooking Devices

WHEREAS, Article XX, Section 1C of the Declaration of Westwood Village Condominium Unit Owners Association prohibits any resident from engaging in any activity in the units or common elements which would violate the law; and

WHEREAS, Article XX, Section 1B of the Declaration prohibits residents from doing or keeping anything in any Unit or in the Common Elements which will result in the cancellation of insurance on the Property or any part thereof or which would be in violation of any applicable law or ruling, and

WHEREAS, Fairfax County Fire Prevention Code Section F-320.1 and F-320.3 provides:

F-320.1 Cooking Devices/General: No charcoal cooker, brazier, hibachi or grill or any gasoline or other flammable liquid or liquefied petroleum gas-fired stove or similar device shall be ignited or used on the balconies or within 15 feet of any apartment building or other structures with similar occupancy. The management of such occupancies, which have balconies, shall notify their tenants in writing of this Code requirement when the tenant initially occupies the apartment and periodically thereafter as may be necessary to ensure compliance.

F-320.3. Cooking Device Storage. The storage of cooking devices using flammable or combustible liquids or liquefied petroleum gas (LPG) as a fuel source shall be prohibited inside of, on any balcony of, or within 15 feet of, any apartment building or other structure with similar occupancy.

WHEREAS, the Fairfax County Fire Marshall has reported to the Board of Directors that the aforementioned Fairfax County Fire Prevention Code prohibits the use and/or storage of open-flame cooking devices on all balconies; and

WHEREAS, The Board of Directors has determined, in light of the Fairfax County Fire Prevention Code, that it shall formally adopt an amended policy concerning the use and storage of outdoor cooking devices and enforce this policy through a hearing and assessment procedure pursuant to Section 55-79.80.2 of the Virginia Condominium Act and Policy Resolution No. 03 to ensure compliance with the Declaration and Rules of the Association in order to promote the safety and well being of the residents.

NOW, THEREFORE, BE IT RESOLVED THAT: Policy Resolution No. 04 is hereby amended to the extent that the use and/or storage of cooking devices of any kind (including the use and/or storage of charcoal or natural gas grills) on all balconies and patios is prohibited. Further, any open flame devices such as candles, torches, lanterns, etc. will not be used or stored on balconies or patios.

This Resolution was amended by the Board of Directors at a meeting on March 12, 2002 and shall be effective on March 21, 2002.