

Woodhaven Condominiums HOA

Use of Open Flame Cooking Devices

The Woodhaven Condominiums HOA has become concerned with open flame cooking devices (specifically charcoal and propane grills) being used on the complex grounds. This is primarily due to two reasons; safety and potential fire hazard.

It is with a sense of urgency that we implement a new rule effective immediately.

No open flame cooking device may be used on a patio or balcony or anywhere on the complex grounds other than the deck in the pool area.

Any owner of an open flame cooking device that is used anywhere on the complex grounds, other than the deck in the pool area, will be assessed a violation fine of \$250. If this violation causes the HOA's Property Insurance premiums to increase, the offending unit owner will be assessed the premium increase.

This is in addition to the City of Dallas Ordinance 308.1.4, Open-Flame Cooking and Heating Devices, "Open flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction." The City of Dallas violation fine is up to, and possibly exceeding, \$2,000.

Thank you for your prompt attention to this matter.

Woodhaven Condominiums HOA Board of Directors

Alternative Management Group, Inc.