

Woodhaven Condominiums HOA

Open Flame Cooking Devices

The Dallas Fire-Rescue Department Inspector has informed the Woodhaven Condominium HOA ("HOA") that it is in violation of the City of Dallas Ordinance 308.1.4. A warning was issued with the promise of another inspection sometime after November 1, 2024. Any violations found in the follow-up inspection will result in a citation or citations.

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 HOA has previously had a practice of allowing all types of cooking devices to be stored on patios and balconies. This included charcoal, propane and electric grills. Additionally, propane and electric grills were allowed to be used on patios and balconies, while charcoal grills were required to be used at least 10 feet from a combustible structure.

After recently receiving a legal opinion that a condominium complex is likely subject to the City of Dallas ordinance, it is with a sense of urgency that we implement a new practice effective immediately.

No open-flame cooking device may be located (stored) or used on a patio or balcony or within 10 feet of combustible construction.

Owners and leasing residents are required to remove any open-flame cooking devices from patios and balconies, including any that are located within 10 feet of combustible construction.

The City of Dallas fine for violations is up to, and possibly exceeding, \$2,000. It is not clear whether the HOA or individual owners and leasing residents will receive the citation(s). If the HOA receives the citation(s), it will charge-back any citation fines paid to the City of Dallas to the offending owner or leasing resident. The HOA reserves the right to issue a violation fine of up to \$250 for each violation notwithstanding the City of Dallas fine.

Due to the urgency in needing to comply with this City of Dallas ordinance, the HOA will temporarily allow open-flame cooking devices to be stored on the east end of the tennis court until they can be properly disposed of by the owner and at the owners' expense. The owners are first required to notify the Managing Agent of the desire to take advantage of this temporary storage and required to place identifying contact information inside the open-flame cooking device (name and unit number). Please remember, as owner of the open-flame cooking device, it is your responsibility and expense to properly dispose of it. The temporary storage at the east end of the tennis court will end no later than February 1, 2025. After that date, the HOA will have a salvage company pick up any remaining open-flame cooking devices and charge the cost back to the respective owners.

Any owner of an open-flame cooking device that needs assistance moving it to the east end of the tennis court, should request that when contacting the Managing Agent.

Thank you for your prompt attention to this matter.

Managing Agent: Alternative Management Group, Inc.

Phone: 972-503-2644

FAX: 972-503-2650

www.amgidallas.com