

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VICTORIA CONDOMINIUM ASSOCIATION, INC.**

Prohibition of Open Flame Devices on Condominium Property

WHEREAS, Section 9(b) of the Declaration gives the Association the right to enforce reasonable rules and regulations governing the use of the Condominium (including the Units), Limited Common Elements, and Common Elements (collectively known as the "Condominium");

WHEREAS, Section 9 (c) of the Declaration gives the Association the right to enforce use restrictions, other Declaration and Bylaws provisions, and rules and regulations by the imposition of reasonable monetary fines, suspension of use and voting privileges, and the exercise of self-help;

WHEREAS, Section 14 (d) of the Declaration states "There shall be no obstruction of the Common Elements, nor shall anything be kept on, parked on, or removed from any part of the Common Elements without the prior written consent of the Board, as specifically provided herein."

WHEREAS, Section 17 (e) (i) gives the Board of Directors the authority to create resolutions that require Unit Owners to perform acts that will in the Board's sole discretion decrease the possibility of fire,

WHEREAS Section 14 (e) of the Declaration states that "Grilling shall only permitted in accordance with municipal and county ordinances."

WHEREAS Section 22-32 of the Code of the City of Sandy Springs, Georgia prohibits the use charcoal burners or other open flame cooking devices on combustible balconies or within ten feet of combustible construction of a multifamily residential structure.

WHEREAS Section 308.3.1 of the 2006 International Fire Code, Open-flame cooking devices prohibits the use of charcoal burners and other open-flames cooking devices on combustible balconies or decks within 10 feet of combustible construction.

WHEREAS the Association seeks to offer a safe environment and curb potential fire-related liabilities, prevent damage the condominium property, and unsightly conditions.

NOW, THEREFORE, the Board of Directors of Victoria Heights Condominium Association, Inc., hereby prohibits the use of open flame cooking devices within Victoria Heights Condominiums.

I. GENERAL

- a. Open flame devices may not be used on Condominium property at anytime. This includes but is not limited to the use of barbeque grills fueled by charcoal, natural gas, propane, wood, and pellets.
- b. Listed electric ranges, grills, or similar electrical apparatus may be used.

II. RESTRICTED USES

- a. No open flame grilling of any kind may occur on Common Elements or Limited Common Elements.
- b. Gas grills may not be used within individual units.
- c. No grills may be stored in breezeways, balconies/patios, stairways, or other common areas.
- d. Owners are permitted to use electric grills on balconies and patios provided that the grill is connected to a properly installed outlet.

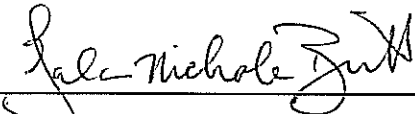
III. ENFORCEMENT

- a. Any persons found using open flame devices on Victoria Heights property (Common Elements, Limited Common Elements, and within units) will receive a \$50 fine for each occurrence.
- b. Persons operating outside of the rules set forth in this resolution are liable for reimbursing to the Association any detriments suffered as a result of non-compliance. This includes:
 - i. penalties imposed by municipalities
 - ii. reimbursement for property loss and use of property caused by fire
 - iii. insurance deductibles
 - iv. other fees, fines
 - v. attorney fees
- c. All applicable rules, regulations and/or policies will be strictly enforced

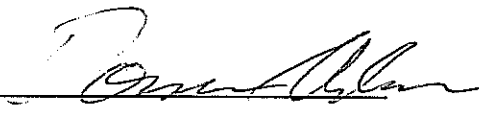
The rules contained in this policy do not supersede any rules included in the Declaration or Bylaws.

ADOPTED by the Board of Directors this 6th day of June 2011.

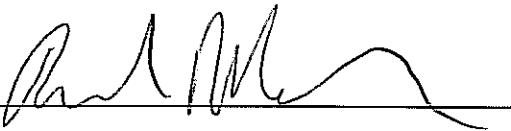
Date: 6 June, 2011



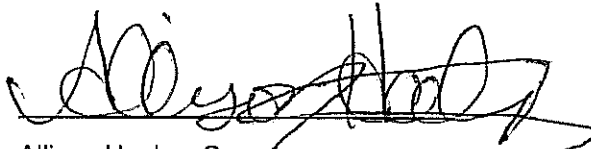
Gala Nichole Britt, President



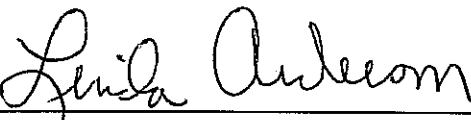
Donovan Adams, Vice President



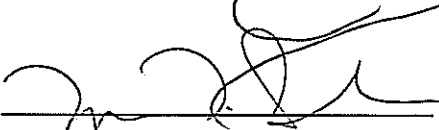
David McLeod, Treasurer



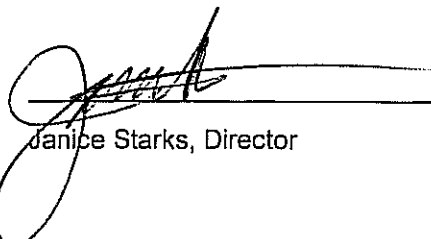
Allison Heeley, Secretary



Lind Anderson, Director



Tonya Smith, Director



Janice Starks, Director