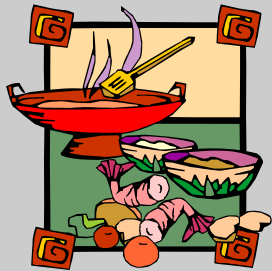


*Linwood Court has strict rules relating to outdoor cooking. These rules are in place to protect the health, safety and welfare of all the residents and their guests.*

*Linwood Court reserves the right to remove, without notice, any grill which does not meet our strict rules.*



## **Linwood Court Condominium Association**

Office of the Administrator  
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" A Great Place to Live"

## **Rules & Regulations for Grills**



**Linwood Court Condominium  
Association**

Tel: 609-348-5571

### Regulation # 3 Use of Grills



Linwood Court has rules and regulations that govern our community for the health, safety & welfare of our residents and their guests.

This regulation pertains to the use of outdoor grills. Charcoal & gas grills are prohibited and may not be used on the decks, patios or adjacent lands of the buildings which house residential units. The Association has the right to remove any grill which does not conform to this resolution or creates a safety hazard. Only the use of an electric grill is permitted.

Please take the time to review the rules on the operation of a grill.

WHEREAS, the Bylaws assigns the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association" and further states that the Board "may do all such acts and things except as by law or by the Master Deed or by these Bylaws, may be delegated to the Board of Directors by the Unit Owners"; and

WHEREAS, the Bylaws gives the Board the right of "Adoption and amendment of rules and regulations covering the Operation and use of the property"; and

WHEREAS, the Board deems it necessary and desirable to establish certain general Rules and Regulations for the use of Units and Common Elements;

NOW, THEREFORE, BE IT RESOLVED THAT the following rule and regulations be hereby and are adopted for the safety and general welfare of the members of the Association:

#### USE OF GRILLS



A. No charcoal or propane grills (of any kind) shall be used in or at the condominium units or adjacent to the units on the common elements or on limited common elements.

B. Electric grills are permitted.

C. A Class B fire extinguisher must be present at all times when an electric grill is in use.

D. The Unit Owner shall be solely responsible for any and all injury or damage caused by or as a result of the existence or use of a grill at their unit. In the event of any damage to any common element or limited common element caused by or as a result of the existence or use of a grill, the Association will provide the contractor to repair said damage at the Unit Owner's expense.

If the Unit Owner fails to pay the invoice for said repair within thirty (30) days, the cost therefore will be assessed against the unit owner and collected in the same manner as a common expense assessment in accordance with the provisions of the Governing Documents.