

BLACK FEATHER CONDOMINIUM ASSOCIATION

**RESOLUTION
OF THE
BLACK FEATHER CONDOMINIUM ASSOCIATION, INC.
REGARDING Bar-B-Que GRILLS**

- SUBJECT:** Adoption of an Association Bar-B-Que Grill policy.
- PURPOSE:** To qualify for, obtain and secure preferred insurance carriers with broad insurance coverage and lower annual premiums in effort to contain community assessments.
- AUTHORITY:** The Association's governing documents, including the Declaration, Articles of Incorporation, Bylaws, and Colorado law.
- PROPERTIES:** Black Feather Condominiums as defined by the Black Feather Condominium Declaration of Covenants recorded on October 7, 2002 with the Douglas County Clerk and Recorder under recording number 2002103111.
- AFFECTED:** All real property subject to the Declaration.
- WHEREAS:** The Black Feather Condominiums is required to insure the common property of the Association including the residential structures and roofs.
- WHEREAS:** The commercial insurance industry has advised the Association that propane, pellet and charcoal grills are statistically risky in multi-family communities and increasing insurance premiums while the market of insurance companies who will offer multi-family policies continues to shrink.
- WHEREAS:** The Board is empowered to manage the fees and costs of the common interest community which includes the good consideration to contain operating costs as needed.

WHEREAS: The second largest annual operating expense of the Association is the commercial insurance premium.

COMES NOW: This resolution by the Association, acting through its Board of Directors, and pursuant to the authority granted in its governing documents, and Colorado law, hereby adopts the following Resolution regarding Bar-B-Que Grills:

Grills or similar devices powered by propane, pellets, wood or charcoal are hereby restricted from the Black Feather Condominium Association. They cannot be stored on patios balconies or inside garages.

Electric and Infra-Red Grills are allowed.

EFFECTIVE: This policy is hereby adopted a meeting duly called for such purpose by the Board of Directors on January 18th, 2018 and will be effective on March 1, 2018 after proper notice to the community in accordance with the Association's policy to adopt rules and resolutions.

DATE:

Jan. 18, 2018

K. Thomas E. Shum, President (V.P.)

Ryann K. Chapman, Secretary