

**RESOLUTION  
OF  
THE RESIDENCES AT MILL VILLAGE  
MASTER HOMEOWNERS ASSOCIATION, INC.  
REGARDING USE OF GRILLS**

**SUBJECT:** Adoption of Resolution regarding use of grills.

**PURPOSE:** To provide notice of the Association’s adoption of a Resolution addressing the use of grills within the community.

**AUTHORITY:** Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** 3.24., 2022.

**RESOLUTION:** The Board of Directors, on behalf of the Association, hereby adopts the resolutions and rules set forth below.

**WHEREAS**, the Governing Documents and Colorado law grant the Association the power and authority to adopt rules and policies governing the community; and

**WHEREAS**, the Association’s insurance provider, as a condition of coverage, is requiring that the Association adopt rules regulating the use of grills within the community; and

**WHEREAS**, the Board of Directors believes it is in the best interests of the Association and its homeowners to adopt a resolution and rules regulating the use of grills with the community.

**NOW, THEREFORE BE IT RESOLVED** as follows:

1. Restrictions on Charcoal Grills, Pellet Grills/Smokers, and Wood Grills/Smokers.
  - Grilling with charcoal grills, pellet grills/smokers, or wood grills/smokers on or beneath elevated decks, balconies, porches or roof decks within the community is strictly prohibited.
  - Grilling with charcoal grills, pellet grills/smokers, or wood grills/smokers within 10 feet from buildings/structures within the community is strictly prohibited.

2. Restrictions on Gas Grills.

- Grilling with gas grills beneath elevated decks, balconies, porches or roofs within the community is strictly prohibited.
- While in use on an elevated deck or balcony, gas grills must be at least 10 feet away from any structure.

3. Notice to Residences. Upon adoption of this Resolution and the rules herein, the Board shall cause a copy of this Resolution to be mailed to all homeowners within the community and emailed to all homeowners who have provided a valid email address to the Association.

4. Enforcement. Violation of this Resolution may result in imposition of a fine against the Owner, after notice and an opportunity for a hearing, pursuant to the Association's Enforcement Policy in addition to any other remedies available to the Association pursuant to its governing documents and Colorado law, including forcing removal of the prohibited item. Violations may be turned over, in the sole discretion of the Board, to the Association's attorney or in the event activity is a violation of City ordinance reported to City enforcement to take appropriate legal action.

5. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

6. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community. Owners are also required to comply with all governmental laws, regulations, and ordinance pertaining to the use of grills in a residential community.

7. Deviations. The Board may deviate from the procedures set forth in this Resolution if, in its sole discretion, such deviation is reasonable under the circumstances.

8. Amendment. This Resolution may be amended from time to time by the Board of Directors.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Association certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 24 MARCH 2022 and in witness thereof, the undersigned has subscribed his/her name.

**The Residences at Mill Village Master  
Homeowners Association, Inc.,**  
a Colorado nonprofit corporation



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President