

September 30, 2020

Gas Fire Pits. A gas fire pit is permitted outside of a unit, provided it meets the following requirements:

1. It shall be located outdoors at least 10 feet away from adjacent walls or building overhangs.
2. If the fire pit is not located on a deck, then it shall be located in an area that is free of combustible materials and on a nonflammable surface.
3. If set on a wooden deck, it shall be raised up on feet to allow for appropriate heat ventilation. In addition, a fire-retardant mat shall be used under the pedestal style pit.
4. The fire pit shall be covered, when not in use.
5. A fire pit shall not be left unattended while in use.
6. No cooking shall be allowed on a fire pit which was not designed to allow for that use.

Solar Panels: The solar panels on a roof of a unit are permitted, provided they meet the following requirements:

1. The solar panels must be owned by the unit owner, not leased.
2. The solar panels shall be black.
3. Before installation a plan showing the proposed solar panel installation must be presented to the Board, for its review and approval. The Board may reject the application, if, in its judgment, it believes it will adversely affect the value of any other units in that area.
4. The solar panels shall only be installed by a unit owner, on the roof located over his/her unit.
5. The unit owner shall be solely responsible for the installation, maintenance, removal of the solar panels and for all other expenses incurred related in any way to the solar panels.
6. The unit owner shall be solely responsible for arranging for, and paying for, the removal and replacement of the solar panels when the roof needs any repair or replacement.
7. All solar panels on a unit shall be installed by a professional who has had previous solar panel installation experience. A copy of that contractor's commercial insurance policy must be provided to the Board for approval, prior to installation.

