

SOUTH COVE HEIGHTS CHIMNEY POLICY; JANUARY 2022

SOUTH COVE HEIGHTS CONDOMINIUM ASSOCIATION

Grantham, New Hampshire

Chimney Flue(s)/Pipe(s)/Wood Burning Appliance(s)/Fireplace(s) Policy-January 2022

Whereas, the Board of Directors of the South Cove Heights Condominium Association is empowered to govern the affairs of the South Cove Heights Condominium Association pursuant to Article III of the By-Laws; and whereas, for the safety of owners, guests, renters and property, there is a need to adopt specific rules regarding owner, guest, and renter use of the wood burning appliances/fireplaces; and whereas, it is the intent that this rule(s) shall be applicable to all owners, guests, and renters; this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors. Therefore, be it resolved that the following rules regarding the use of wood burning appliances/fireplaces are hereby adopted by the Board of Directors.

Rules:

- All chimney flues, pipes, and wood burning appliances must be inspected annually on or before October 15 of each year. This rule applies to all units **actively** burning wood regardless of the number of uses during the wood burning season.
- The inspection must be performed by an insured Certified Chimney Sweep. The Unit Owner must provide the Association [through the management company] with the Contractor's contact information and a current Certificate of Insurance prior to the on-site inspection.
- It shall be mandatory to clean the flue(s), stove pipe(s), and appliance(s) at the time of the inspection if cleaning is recommended by the Sweep conducting the inspection.
- The Unit Owner must provide the Association a copy of the Sweep's Inspection Report confirming the flue(s), pipe(s), and appliance(s) comply with NFPA Code for safe use on or before October 15 of each year.
- Use of the wood burning appliance(s)/fireplace is prohibited after the October 15 deadline if the Unit Owner fails to submit the mandatory inspection report to the Board of Directors by the date provided.
- If in the sole opinion of the Board, violation of the policy endangers the health, safety or welfare of the residents or risks damage or destruction of the condominium property, the Board shall have the authority to authorize immediate action to enjoin and abate the violation. Abatement may result in the installation of a solid cap to prevent use and/or a monetary fine. The Unit Owner shall be responsible for all costs to abate all violations of this resolution.

Unanimously adopted by the South Cove Heights Board of Directors, January 3, 2022.

Donald Hooper, Robert Koester, Dan O'Neill