

Tregaron Ridge Owners Association
Policy on Approval and Use of Fire Pits
May 2014

1. In order to receive permission to use a fire pit, the Unit Owner must submit a completed Architectural / Landscaping Change Request, obtainable from PJ Morgan's website or by contacting property manager, Kathy Brookhouser, at kbrookhouser@pjmorgan.com. The request must be accompanied by a photo of the proposed fire pit. If the Unit Owner decides to change fire pits, a new request must be submitted.
2. Violation of these rules will result in revocation of the Unit Owner's permission to use fire pits, at the sole discretion of the Board of Directors.
3. In the event another owner complains about the use of the Unit Owner's fire pit, the Board of Directors may withdraw the Unit Owner's permission to use the fire pit. The decision to withdraw this permission is made at the sole discretion of the Board of Directors.
4. All fire pit burning levels must be at least six (6) inches off the ground.
5. Fire pits must stand on legs, be constructed of material that is non-combustible and have some sort of a mesh covering or hood that will prevent escape of any ashes or embers. If at any time hot embers or ash is observed escaping from the fire pit, the fire must be immediately extinguished as explained in paragraph 8 below.
6. No fire pits of any kind are allowed on wooden decks or concrete patios. Fire pits are only allowed in front of the Unit Owner's driveway that has received prior approval. The location of the fire pit may not infringe on any other resident's ability to access their garage or park immediately in front of their garage. The fire pit must be at least ten (10) feet from the building so the fire is not close to overhangs or the side of the building.
7. A garden hose that is charged with water pressure must be readily available within fifteen (15) feet of the fire pit.
8. Fire pits will not be used if wind gusts exceed 20 mph.
9. Before leaving the fire pit after use, the fire must be completely extinguished and ashes doused with water and stirred to ensure all coals and ashes are out. All ashes must be removed from the fire pit immediately after use and placed into a non-combustible container with a lid for eight (8) hours before placing them in a trash can to ensure no hot ashes exist. Cooled and empty fire pits must be stored in the garage and not left outside the Unit within view of the exterior.