

SUNCREEK TOWNHOMES HOMEOWNERS ASSOCIATION

C/O RS Fincher & Company, LLC
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May 15, 2020

Dear Suncreek Townhome Owners,

The Board of Directors had to make a tough decision at our March meeting to prohibit open flame grills in the Suncreek Townhome community. During the renewal of the insurance policy, it was brought to our attention that the insurance policy does not cover damages if a fire is started by storing or operating an open flame grill within ten feet of the building. Our insurance policy requires the Association to follow North Carolina State Fire Prevention Code Section 504.8 since our buildings house at least four families per building.

Under these guidelines and physical layout of our community, homeowners and residents will need to remove charcoal grills, LP-gas grills, hibachis, smokers, and any appliance which uses an open flame to cook and electric grills that contain loose heat storage materials such as lava rocks from the property. The Board did not make this decision lightly. Insurance companies are taking a firm stance on outdoor grilling due to the high number of fire losses from grilling accidents, and it was in the best interest of the community to adopt this policy to protect our members, our homes and the financial assets, both of the Association and its individual members. As described in the covenants, each homeowner would be responsible to pay an equal portion of the damages if an accident were to happen in the community. The best decision is to avoid this accident altogether and use other appliances that do not require open flames or loose heat storage materials.

Effective immediately, the Association will enforce restrictions to prohibit open flame grills and electric grills with loose heat storage materials to comply with the terms of our insurance policy. **Residents are to cease using these appliances immediately and to remove all open flame grills and electric grills with loose heat storage materials from the property by June 5, 2020.** Failure to remove the grills could result in the entire community losing insurance coverage on the buildings, so the Association has no choice but to enforce this new requirement for all homeowners and residents. We appreciate your understanding and cooperation to take care of this matter no later than June 5, 2020. Owners with grills remaining on site after June 5, 2020 face the risk of fines.

We appreciate you taking the time to read this letter and for adhering to the new requirements. If you are an offsite owner, please communicate this information immediately to your tenants. You may contact our community manager at christina.sicoli@rsfincher.com if you have questions or need additional information.

Sincerely,
The Board of Directors for
Suncreek Townhomes Homeowners Association, Inc.