

**RESOLUTION  
OF THE  
ENCLAVE AT BROADMOOR GLEN  
HOMEOWNERS ASSOCIATION, INC.**

**SUBJECT:** Board Resolution Regarding Storage and Use of Grills within the Enclave at Broadmoor Glen Community (the "Community").

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

**EFFECTIVE DATE:** June 7, 2019.

**RESOLUTION:** The Board has determined the following:

1. Under Section 7.11 of the Declaration of Covenants, Conditions and Restrictions of The Enclave at Broadmoor Glen (the "Declaration"), no activity may be conducted within the Community which may cause cancelation or diminution of insurance or an increase in insurance premiums.
2. In the interest of enhancing the fire safety standards within the Community and to ensure the Association's compliance with requirements imposed by the Association's insurance carrier, the Board of Directors of the Association (the "Board") hereby adopts the "Grill & Fire Pit Rule", which is attached to this Resolution as Exhibit A.
3. In the event the terms of the Grill & Fire Pit Rule conflict with any term in the Rules and Regulations of the Association, as amended, the terms of the Grill & Fire Pit Rule will control.
4. The Board will have the right to enforce compliance with the terms of the Grill & Fire Pit Rule pursuant to the Association's Covenant and Rule Enforcement Policy, including any amendments thereto.
5. The Grill & Fire Pit Rule will be effective on the Effective Date of this Resolution.

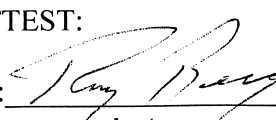
[Signatures on the following page]

**PRESIDENT'S  
AND  
SECRETARY'S**

**CERTIFICATION:** The undersigned, respectfully being the President and Secretary of The Enclave at Broadmoor Glen Homeowners Association, Inc., a Colorado nonprofit corporation, certify 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 MAY 22, 2019 and in witness thereof, the undersigned have subscribed their names.

THE ENCLAVE AT BROADMOOR GLEN HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit corporation,

By: , President

ATTEST:  
By: , Secretary

## **EXHIBIT A**

### **THE GRILL & FIRE PIT RULE**

All Owners, guests, tenants, or invitees within The Enclave at Broadmoor Glen Community (the “Community”) are required to comply with the terms of this Grill & Fire Pit Rule (the “Rule”). All Owners are responsible for ensuring their respective guests, tenants, and invitees comply with the terms of this Rule. For the purposes of this Rule, the terms “grill” and “fire pit” include any exterior device, regardless of whether such device is used for cooking, that contains a heating element of any kind, including but not limited to, any stove, pit, or container with open flame or electric heating elements.

All grills and fire pits operated within the Community are subject to the following restrictions:

1. Propane gas grills and fire pits are the ONLY types permitted to be operated within the Community. Charcoal, wood fire, or any other type of grill or fire pit is not permitted.
2. Permitted grills and fire pits may only be operated a minimum of ten feet in distance from any exterior wall of any Townhome or other structure within the Community.
3. Permitted grills and fire pits may be operated on the ground level outside of a Townhome, or on a ground level patio, provided such grill or fire pit is not used under any overhanging portion of a building or structure and meets the 10 feet minimum distance requirement described above. No grill or fire pit is permitted to be operated on any balcony.
4. No grill or fire pit of any type may be stored or operated on any Common Area within the Community.

The Board of Directors of the Association reserves the right to amend or modify the restrictions contained within this Rule to meet applicable Community insurance or safety standards.