

Pepper Tree Homeowners Association

Open Flame Devices and Flammable Materials Policy

For the purpose of maintaining safety within the Association and complying with insurance requirements the following rules shall be effective as of 10/01/2026.

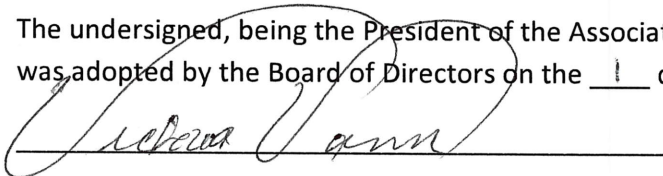
1. All open flame devices, including but not limited to BBQ grills, clay chimneys, and fire pits, and any flammable materials (charcoal, propane, gasoline, etc.) must be stored and used at least 10 feet away from any structure. These devices and materials are prohibited on decks, balconies, elevated walkways, kitchens, or any other location near or in a structure. Furthermore, these devices and materials are also prohibited under umbrellas or any shade providing structure. Additionally, flames should not exceed 6 inches in height.

Some of the many fire hazards associated with open flame devices include:

- Windblown grill embers near structures, especially roofs.
- Careless disposal of charcoal briquettes.
- Flame-ups from igniting lighter fluid under porch overhangs.
- Unattended grills that tip over.
- Proximity to structures or combustibles, such as draperies and window coverings, around open doors or windows.
- Part failures, gas leaks, blocked tubes, cracked and brittle hoses, and overfilled propane tanks.
- Fires from open flame devices cause more than property loss – they can result in severe injury or even death.

The Pepper Tree Homeowners Association appreciates the participation and compliance with this policy by all Owners and Residents.

The undersigned, being the President of the Association, certifies that the foregoing resolution was adopted by the Board of Directors on the 1 day of September, 2026.



President of Pepper Tree Homeowners Association