

Palatine Commons Townhome Association

Charcoal Grill Prohibition Policy – Adopted 7.23.2026

To protect the safety of residents, buildings, and property, the Board of Directors of Palatine Commons Townhome Association adopts the following rule regarding the use and storage of charcoal grills.

Purpose

Charcoal grills present a significant fire hazard in attached residential communities. In accordance with the Association's authority to adopt rules promoting the health, safety, and welfare of residents, charcoal grills are prohibited on Association property as outlined below.

Charcoal Grill Rule

1. Prohibited Grills

- The use, storage, or placement of charcoal grills is prohibited within the Association.
- Charcoal grills may not be stored on balconies, patios, inside home/garages or other Limited Common Elements.

2. Owner Responsibility

- Owners are responsible for ensuring that family members, tenants, guests, and occupants comply with this policy.
- Any charcoal grill found in violation of this rule must be removed immediately upon notice from the Association.

Enforcement Policy

First Violation – Courtesy Warning

A written courtesy warning will be issued advising the owner of the violation and requesting removal of the charcoal grill within ten (10) days of the notice date.

No fine will be assessed at this stage.

Second Violation – First Formal Violation Notice

If the charcoal grill remains on the property after the compliance deadline, or if a subsequent violation occurs within twelve (12) months, the Association will issue a First Formal Violation Notice.

- Fine: \$50.00
- Compliance required within ten (10) days of the notice date.

Third Violation – Second Formal Violation Notice

If the violation remains uncorrected after the First Formal Violation Notice, or if another violation occurs within twelve (12) months, the Association will issue a Second Formal Violation Notice.

- Fine: \$100.00
- Compliance required within five (5) days of the notice date.

Continued Non-Compliance

If the violation continues after the Second Formal Violation Notice:

- Additional fines of \$100.00 per occurrence or per inspection may be assessed.
- The owner may be called to a hearing before the Board of Directors.
- The Association may pursue all remedies available under the Declaration, Bylaws, Rules and Regulations, and Illinois law, including legal action and recovery of attorney's fees and costs where permitted.