



CAPRI CONDOMINIUM RE: ADOPTED GRILL POLICY ADOPTED JULY 24TH, 2025

Dear Capri Homeowners and Residents,

On **Thursday, July 24th**, the Board of Directors formally adopted the **Capri Grill Policy** in alignment with local fire codes, HOA insurance requirements, and National Fire Protection Association (NFPA) guidelines.

While this restriction has been part of our policy in prior years, we recognize it may not have been consistently enforced. Effective immediately, **grills may only to be continued to be used through September 30th**, unless we receive further guidance or restrictions from our insurance provider.

This policy is based not on preference, but on the serious safety concerns associated with grilling in multi-family buildings. Most HOA insurance carriers do **not** allow grills on balconies or within close proximity to buildings due to the elevated fire risk, particularly when combustible materials like wood decks, siding, or overhangs are present.

Capri Condominium Adopted Grill Policy

No gas grills (liquid propane or natural gas), **pellet grills**, or similar cooking or heating devices shall be used or kindled:

On any balcony

Under any building overhang

Within **10 feet** of any building

No gas or pellet grills shall be **stored** on any balcony.

Charcoal and wood-burning grills, including hibachis, are only permitted if:

Permanently fixed in place

Located at least **25 feet** from any building

Important Risk and Insurance Considerations

If you currently have a grill on your balcony and a fire occurs due to its use or storage, your **HO-6 condo policy** (personal homeowners policy) and the **master HOA insurance policy** may **deny coverage** due to policy violation. This may result in the following consequences:



Personal Financial Responsibility

Repair costs to your unit

Damage to neighboring units

Common area repairs (e.g., siding, decks, exterior walls)

Emergency response costs

Liability

You may be held personally liable and subject to lawsuits by:

The HOA

Other unit owners

The HOA's insurance provider (via subrogation)

Depending on the extent of the damage, liability could exceed **tens or hundreds of thousands of dollars**.

Violation of HOA Rules

Fines for rule violations

Legal action

Full responsibility for damage caused by the violation

Insurance Consequences

Policy cancellation or non-renewal by your insurer

Higher premiums due to the risk profile

We ask all residents to take this policy seriously. The goal is to ensure the safety of all homeowners and preserve the integrity of our community's buildings and insurance coverage. Enforcement measures will be implemented as needed.

If you have any questions regarding this policy or need clarification on compliance, please feel free to contact us.

Thank you for your attention and cooperation.

Best regards,

Mperial Asset Management, LLC

As Managing Agent of Capri Condo Association

— PROPERTY MANAGEMENT, LEASING & INVESTMENT SPECIALISTS —