

To: Cherington Residents
From: Cherington Board of Directors
About: NEW GRILL RULES
Date: Wednesday, May 15, 2024

Dear Cherington Residents –

Attached you will find the New Grill Rules that were approved at our Board meeting last night.

We want to thank all of those who took the time to send us comments and questions. More than anything we want everyone to understand that this was not a decision simply made by the Board. It was a restriction imposed on us by the new insurance company. We spent considerable time investigating any other possible solution however those alternatives were not financially feasible as it would have resulted in a premium that would have at least tripled over what it is now and made our condo fees go sky high.

As we explained previously, our Master Insurance policy, which we are required to have in our governing documents as well as in the Condominium Act, was not renewed due to the many claims against it over the years. Therefore, we had to pursue insurance through other Carriers. As a result, our insurance premium went up by triple the amount. In order to insure us, our new company, Westminster American, did hand down mandatory requirements in terms of what we are allowed to keep on our decks, patios, balconies and property as it regards grills and any other equipment that produces a flame.

While none of us like this new set of requirements, they are mandatory. If we fail to comply, they will cancel our insurance. And so we have to deal with this immediately to eliminate any further risk or financial exposure.

We understand the difficulty that we all face in removing these items from our decks, patios and balconies. But it is a must. We want to have the removal completed by Friday, May 31, 2024.

We ask for the sake of safety that immediately, no one use their equipment and though it should go without saying, for everyone's safety please don't ever try to use these things indoors.

If you need help in finding someone to assist in removing your grill, please contact Glenn Loveland at gloveland@abarisrealty.com. Please know that you engage these contacts your own risk as the Board does not endorse them.

We appreciate everyone's understanding and cooperation on this very sensitive issue.

For the Cherington Board of Directors,

Mark C. Miller, President

**CHERINGTON CONDOMINIUM
GRILL RULES**

RECITALS

R1. Section 11-109(d)(2) of the Maryland Condominium Act ("Act") authorizes the Council of Unit Owners of the Council of Cherington Condominium ("Association") to adopt reasonable rules and regulations.

R2. Article V, Section 13 of the Bylaws provides that the Board of Directors is empowered to enact uniform Rules that govern the use and operation of the Condominium.

R3. Article V, Section 14(b) of the Bylaws provides:

(b) Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance for the Condominium applicable for residential use without the prior written consent of the Board of Directors. No Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Condominium, or the contents thereof, or which would be in violation of any law. No waste will be committed in the Common Elements.

R4. The Association property insurance prohibits placing, using, or storing any grill on the balconies or within any Units.

Therefore, the Board of Directors adopts the following Rules and Regulations regarding grills within the Condominium.

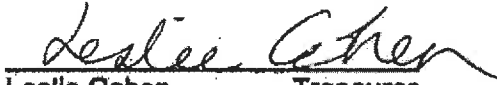
- I. Definition: As used herein, "Grill" refers to a cooking appliance that uses direct or indirect radiant heat from charcoal, pellets, electricity, wood, or gas (propane, natural or otherwise) to cook food outdoors.
- II. Restrictions.
 - a. A Grill may not be used on a balcony, deck, or patio.
 - b. A Grill may not be stored on a balcony, deck, patio, or anywhere within the Unit.
 - c. A Grill may not be used within ten (10) feet of the Unit or on the Common Elements. Notwithstanding, the Association may install a Grill on the Common Elements for use by the Unit Owners and residents.
 - d. Patio heaters may not be stored or used on a balcony, deck, or patio.
 - e. A fire pit may not be used on a balcony, deck or patio.
 - f. A fire pit may not be stored on a balcony, deck, patio, or anywhere else within the Unit.
 - g. A fire pit may not be used within ten (10) feet of the Unit or on the Common Elements.

III. Miscellaneous.

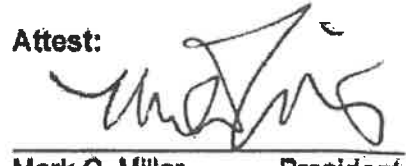
- a. Unit Owners are responsible for the actions of their occupants, contractors, and/or tenants, including strict compliance with these Rules and Regulations.
- b. The Board of Directors may modify or rescind all or any part of these Rules and Regulations in its sole discretion.
- c. To the extent these Rules and Regulations conflict with any previously adopted Rules, these Rules and Regulations will control.
- d. Except as defined in these Rules, all capitalized terms shall have the same meaning as set forth in the Declaration.
- e. These Rules and Regulations shall be effective upon adoption and shall continue until modified or rescinded and may be reinstated at the Board's determination that conditions warrant such action.

These rules were adopted following Section 11-111 of the Maryland Condominium Act and approved by a vote of the Board of Directors on the 9th day of May, 2024.

Witness:


Leslie Cohen Treasurer

Attest:


Mark C. Miller President