

Royale Sands Beach Club Condominium Association

POLICY RESOLUTION #1 "REVISION"

ARCHITECTURAL REQUIREMENTS FOR VENTING OF GAS FIREPLACES

Reference is hereby made to the Declaration of Royale Sands Beach Club, A condominium as recorded in the Rockingham County Registry of Deeds at Book 2568. Page 1740.

This resolution is adopted on July 5, 2002 and will be effective August 5, 2002.

WHEREAS Section VII, Paragraph 10 of the Declaration forbids the alteration or construction of anything in the Common Area or Limited Common Area without the written consent of the Board of Directors, and

WHEREAS Section VII, Paragraph 13 of the Declaration forbids an owner from painting, decorating or otherwise changing the appearance or type of the exterior siding of the buildings without the prior written consent of the Board of Directors, and

WHEREAS Section VII, Paragraph 14 of the Declaration forbids an owner from making alterations of his unit, construction of any new structure or appurtenance, or making any improvements to the building without the consent of all the unit owners, and

WHEREAS Article V. Section I, Paragraph F authorizes the Board of Directors to adopt, amend, and publish Rules and Regulations covering the details of the operation and use of the Common Elements, including but not limited to those relating to pet controls, and

WHEREAS the installation, repair & replacement of a gas fireplace involves the health, safety and welfare of the unit owners and the protection of the common property, any such modification, addition, alteration or improvement must be in accordance with the following guidelines:

NOW, THEREFORE, BE IT RESOLVED that the following architectural restrictions governing the venting of gas fireplaces be adopted.

- 1) Gas fireplaces, such as those originally installed by the builder in 1985 which utilize an industry-standard "b-vent" (a 4-inch diameter, single-wall vent pipe) shall be vented out through the top of the wood-frame chimney utilizing the approved vent cap which was installed by the condominium association in 2002 in. In a unit with two fireplaces, the two gas fireplaces shall exit through the same vent cap on the top of the chimney.
- 2) If a unit owner wishes to replace one of the two existing gas fireplaces with a type which utilizes a "direct vent" (a vent pipe designed to both vent the fireplace and provide outside combustion air) type of venting system, the only acceptable location that the vent for that fireplace may exit is out the back side of the chimney through the same location where the vents were originally installed when the original gas fire places were installed in 1985. If the unit owner wishes to replace the existing vent cap on the back side of the chimney with one which is compatible with the particular direct vent fireplace they are installing, they must supply a sample of the vent cap to the Board of Directors for consideration at it" next regularly-scheduled monthly meeting. Provided that the vent cap will not be unsightly in a manner which is detrimental to the "curb appeal" of the property, the Board will issue the required written consent to the unit owner to proceed with the installation of the replacement vent cap on the back side of the chimney for the new direct vent fireplace.
- 3) New or replacement gas fireplaces using the existing "B"-vent" or of the "direct-vent" variety, the BTU input of the replacement gas fireplace shall not exceed 30,000 BTU/hour. New or


replacement gas fireplaces must be controlled by a thermostat to eliminate any possible over heating. The number of gas fireplaces connected to the existing vent pipe is limited to 2.

- 4) Failure of a unit owner to obtain the proper written consent of the Board of Directors prior to the venting of a gas fireplace in a manner different than that of how it is currently vented shall be cause for the condominium association to have such vent removed at the expense of the unit owner and restore the exterior appearance of the unit to match that of the other units.

Notwithstanding any of the foregoing, the procedure adopted in Policy Resolution I shall be followed in the event of a violation.

Adopted by the Board of Directors on August 5, 2002

Forrest R. Stickney

 8/5/02

Barbara B. Miller



Michael Rubino

