Proposed Changes to Southpark Rules and Regulation

Regarding Grills & Flammable Substances

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| CURRENT VERSION (MARCH 1, 2017) | NEW VERSION (FEBRUARY 2023) |
| G. GRILLS AND FLAMMABLE SUBSTANCES | **G. FIRE PREVENTION & SAFETY** |
| n/a | ***The Florida Fire Prevention Code (FFPC) applies to all Southpark residents and tenants.*** |
| 1. Flammable and volatile substances may not be kept on the property except propane for grills in safe containers. No inherently dangerous items such as explosives may be kept on the property at any time. | **1. Flammable and volatile substances (such as propane in safe containers) may only be stored in the outdoor area between the pool house and the fence line toward the neighboring property on Washington Street; storage is not allowed inside units, on covered decks, or on balconies. No inherently dangerous items such as explosives may be kept on the property at any time.** |
| 2. No charcoal grills are allowed on the property. Owners may use only a gas or electric barbeque grill on the back deck adjacent to its unit, provided: | **2. Outdoor cooking with electric is allowed on back decks and balconies in compliance with the FFPC. No gas grills, smokers, fryers, or other outdoor cooking is allowed with the exception of a Southpark-provided gas grill in the common area by the pool. All grills must be cleaned after use and remain clean at all times.** |
| a. Only gas and electric grills are allowed, and the size of the grill shall be consistent with standards established by the Board. No huge grills or basically “outdoor kitchens” are allowed. | **n/a** |
| b. No charcoal of any kind is allowed. | **n/a** |
| c. No “smokers” or “turkey fryers” or any such outdoor cooking facilities are allowed. | **n/a** |
| d. The grill must be positioned at the far end of the decks away from the buildings. | **n/a** |
| e. A fireproof, “drip shield” must be placed beneath the grill. | **n/a** |
| f. No grill may be left unattended while a flame is present. | **n/a** |
| g. All grills must be cleaned after use and remain clean at all times. No soiled utensils, pans or the like may be left at or around the grill. | **n/a** |
| h. Any owner may lodge a complaint or concern with the Board regarding this rule. The Board may adopt additional rules to apply to only one person if necessary and may revoke grilling privileges for one or all at any time for violation of these rules or for any demonstrated lack of concern for the well being or comfort of other owners. | **n/a** |
| i. It is understood that these outdoor grill rules are initiated on a trial basis and may be reviewed and changed at any time by the Board or by the owners at a meeting of the owners. | **n/a** |
| j. Ultimately this privilege will succeed only if all owners demonstrate mutual respect and cooperation for their fellow owners. For example, should the grilling be for a larger party than the owners and a small number of friends, the grilling should be moved to a ground floor common area provided for such purposes to avoid increased or prolonged smoke and odors. | **n/a** |
| 3. The Board may adopt any further rules or restrictions that the Board determines are necessary for the continued use of any grill. | **n/a** |
| 4. Gas or electric grills may also be used in the common areas provided however that such cooking takes place within the property’s fence, and further provided that such grill is at least fifteen (15) feet from the pool edge and fifteen (15) feet from any other Unit’s porch or balcony. |  |
| n/a | **3. Outdoor electric-powered firepits and fireplaces are allowed on decks and balconies provided they are not left unattended. Gas and wood-burning firepits and fireplaces are prohibited anywhere on the property.** |