

Board Approved Modifications to Rules under section Article V. Section 11
of the Amended and Restated Bylaws of BCV
Effective June 28, 2024

Section 8. Restrictions on Use of Units; Rules and Regulations

- g) Storage Under the Buildings. Unit Owners may be permitted to store kayaks, stand up paddle boards, crab pots, beach chairs, umbrellas and tables, and other outdoor gear under the building of their individual unit at the discretion of the Board of Directors. All items are stored at the Unit Owner's risk and the Association will not be responsible for any losses. Items must be stored neatly and out of view if possible. No gasoline cans, propane tanks or other combustible items including, including firewood or gas powered vehicles, may be stored under the buildings. The Board reserves the right to remove and dispose of broken or damaged items and items that have not been used for an extended period of time or which appear to have been abandoned. Unit Owners are encouraged to label their personal belongings.
- n) Smoke Detectors, Carbon Monoxide Detectors, Fire Extinguishers and Electrical Panels. Unit Owners shall install and maintain in good operating condition, smoke detectors, as required by law, in each Unit. The Unit Owner shall be responsible for keeping the smoke detector(s) operable at all times. At least one carbon monoxide detector is required for each Unit containing gas fueled appliances. Owners shall have an unexpired fire extinguisher or other fire suppressant mounted and readily accessible. Owners shall monitor fire extinguisher expiration dates and replace expired units promptly. Electrical panels shall be readily accessible to enable electricity cut off in an emergency.
- o) Fireplaces. Fireplaces and chimneys must be maintained in good working order with consideration for the safety of all Unit Owners and Property. Gas fireplaces that are in use shall be inspected periodically but no less than every three (3) years by a licensed professional. Wood fireplaces that are in use shall be inspected annually and cleaned as recommended by a qualified inspector. The Board of Directors may request Unit Owners to provide documentation of proof of inspection. Owners shall have an unexpired fire extinguisher or other fire suppressant readily accessible. No firewood may be stored under the building nor next to any wood on the building structure.
- r) Grills and fire pits/bowls.
- i. Grills: No charcoal, natural gas or other grills or cooking devices with an open flame nor wood or gas burning fire pits/bowls of any type shall be operated on the Limited Common Elements (e.g., decks) attached to each Unit. Gas grills, or other propane cooking devices shall be permitted only in outdoor locations at least ten (10) feet from any building or other combustible material (e.g., buildings, grasses,

vegetation) or as designated by the Board of Directors. Grills should never be left unattended. Charcoal grills are not permitted on the property. Electric grills are permitted provided there is no open flame source for cooking and cooking is monitored. Cooking that involves boiling, steaming or frying liquids is not permitted on decks. Owners shall have an unexpired fire extinguisher or other fire suppressant readily accessible when cooking on a deck. Owners shall not leave electrical appliances plugged into an outdoor electrical outlet when not in use.

- ii. Firepits/bowls. Open air fires must be contained in a firepit or bowl and are permitted only in outdoor locations on sand at least twenty (20) feet from any building and at least ten (10) from any other combustible material (e.g., grasses, vegetation) or as designated by the Board of Directors. Spark screens are strongly encouraged for all open-air fires. Open fires may not be ignited when winds are present which could pose a danger for sparks to ignite surrounding vegetation or property.