

**KINGSLEE HEIGHTS HOME ASSOCIATION
DESIGN STANDARD FOR EXTERIOR CHANGES, REPAIR AND CONSTRUCTION**

Subject: BBQ GRILLS, SMOKERS, OPEN FLAME EQUIPMENT AND FUELS

Adopted: September 13, 2016

Revised:

NOTES: Please refer to Documents 010 and 011, Application Form, and Guidelines, which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed, except in extreme emergency situations, until they have received a signed copy of Disposition of Application, Document 013, a copy of which should be submitted to the City of Bloomington when requesting a Building Permit. In General, homeowners are not encouraged to perform repairs above the ground level. When Ladders or other access is required from community property, it is recommended the work above the first level be performed by a licensed and insured contractor

At a minimum, Bloomington Building Codes will be strictly followed. Roof replacements require a building permit. Repairs or partial replacements will also require a permit if structural repairs are needed. All replacements or repairs must be approved by the Architectural Control Committee(ACC).

Grill And Fuel Use Restricted

The following are prohibited by the Kingslee Heights Homeowners Association (KHHA): any size propane grill, charcoal grill, all types of food smokers, and any open flame equipment. These are prohibited on both decks and patios. The use of propane, charcoal or any other non-approved fuel is also prohibited.

Fuel Storage Prohibited

The storage or use of any fuel or chemical, or device for barbecue, food smoking, torch, or any other heating or lighting is prohibited. Storage of fuels and containers for such inside the garage or unit is prohibited.

Approved Grills For Use

The approved use of barbecue grills is restricted to natural gas or electric grills, and also a proper installation.

Installation of Grills:

Before installation begins, one must apply to the KHHA Architectural Control Committee and receive written approval from the KHHA Board of Directors (Find Form on KHHA web site). For natural gas grills, a city of Bloomington Building and Inspection Division permit is required in addition to Kingslee Heights Board of Directors approval before the installation of a natural gas line.

Furthermore, approved gas grills shall be installed permanently by being fastened in place, be permanently plumbed to the building natural gas supply, and meet a clearance requirement of a minimum clearance of 18 inches on all sides, or the manufacturers required clearances

Also, the gas connection shall be done by a licensed gas-fitter.

If the grill is electric, clearance requirements are the same as the gas grill. However, the electric grills must be connected to a proper electrical outlet which is part of the buildings electrical system. Furthermore, any use of extension cords to power the grill is prohibited.