

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

c/o GW & Associates, Inc.
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Memo To: All Shadowbrook at Town Center Homeowners

From: Jessica Mooney
GW & Associates, Inc., Agents for
Shadowbrook at Town Center Community Association, Inc.

Date: September 18, 2007

Subject: Fire Hazard in the Community

Georgia Law at Code Section 25-2-4 provides that the Georgia Fire Safety Commissioner may adopt rules and regulations as deemed necessary and that such rules and regulations shall have the full force and effect of law and shall have state-wide application as being the state minimum fire safety standards.

The applicable language of the 1998 rule, which is considered to have the full force and effect of law and state-wide application, provides the following: “No charcoal or liquefied petroleum or liquid fueled burners shall be kindled or maintained on balconies or decks.

The rule restricts three types of grills: (1) charcoal grills (2) liquefied petroleum gas grills, and (3) liquid fueled burners (which includes typical butane or propane tank grills.) Essentially, the rule provides that none of these three types of grills may be used either on balconies or on the ground within ten feet of any combustible structures. Liquid fueled torches also fall under the restrictions and may not be used.

The Board of Directors for The Shadowbrook at Town Center Community Association has no choice but to abide by Georgia Law, hereby restricting the use of Grills, Fryers, Torches, and any other item that utilizes an open flame on the porches and driveways of the townhouses. This is for the safety of all homeowners and residents within the community due to the nature of the construction of the units.

The Board of Directors is allowing thirty days for the compliance of the removal of all Grills of any nature, Fryers of any nature, Torches of any nature, and or any other item that utilizes an open flame that may be considered a fire risk from the driveways and decks of the townhouses. **If no action is taken within thirty days to correct the situation, the Board of Directors will authorize fines on individual units until the situation has been remedied.** After the thirty days, those who continue to violate the rule will also be subject to state and county fines. Those fines can range up to five hundred dollars per occurrence.

Thank you in advance for you understanding and cooperation with this matter.

Sincerely,

Board of Directors

Shadowbrook at Town Center Community Association Inc