



**RESOLUTION  
RULES AND REGULATIONS  
SOCIETY PLACE CONDOMINIUM ASSOCIATION**

**NO GRILLS OF ANY KIND ARE PERMITTED**

**WHEREAS**, Society Place Condominium Association is one cluster of 14 total cluster communities that make up the Newtown Grant HOA.

**WHEREAS**, Society Place Condominium Association is a 376 unit Condominium Association in Newtown Township, Bucks County, Pennsylvania. The Governing Documents were written under the Condominium Act of Pennsylvania.

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions of Society Place Condominium Association, Article 8 "Use Restrictions", Section 8.1 "Use and Occupancy of Units and Common Elements", subsection (b) states in part "Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of Insurance on the Condominium Property".

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions of Society Place Condominium Association, Article 12 "Power of the Executive Board" Section (f) states in part "to place and keep in force all insurance coverages"

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions of Society Place Condominium Association, Article 12.4 "Non-Delegated Powers" sub-section (g) states in part the Executive Board can administer, change, add, and delete any restrictions".

**WHEREAS**, The Greater New York Insurance Company inspected the Society Place Condominium Community with the Property Manager on Thursday, August 2, 2018 to inspect the community.




**NOW THEREFORE**, The Greater New York Insurance Company, the current company insuring Society Place COA, has made critical recommendations on August 8, 2019, the Society Place COA will adopt the following grill rules. This grill rule Resolution supersedes and replaces all previous grill rules in the community.

1. No hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10ft (3m) of any building.
2. No hibachi, grill, other similar devices used for cooking shall be stored on a balcony. This includes but is not limited to electric grills, propane grills, and charcoal grills.
3. Charcoal and wood burning grills or similar devices are only permitted when fixed in place and no less than 25 feet from any building.

**IN WITNESS WHEREOF**, the undersigned officers of Society Place Condominium Association have executed this Resolution this 13th day of February, 2020.

**SOCIETY PLACE CONDOMINIUM ASSOCIATION**

 Scott Miller  
President signature and print name

 LORI IANNAACONE  
Secretary signature and print name