

BRYNMAWR CONDOMINIUM ASSOCIATION
RULES REGARDING GRILLS, TORCHES, FIRE DISPLAYS, AND FIREWORKS

The Board of Directors of Brynmawr Condominium Association (the “Association”) adopts these rules on the 5th day of June, 2025, effective immediately.

A. The Association is responsible for governance, maintenance, and administration of Brynmawr Condominium (the “Condominium”).

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association’s Articles of Incorporation, the Amended and Restated Master Deed and Condominium Bylaws, as amended (collectively, the “Condominium Documents”).

C. The Michigan Condominium Act and Article VI, Section 9 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association’s Board of Directors desires to adopt rules governing the use of grills, torches, fire displays, and fireworks.

The Association's Board of Directors adopts the following Condominium rules (the “Rules”), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Grills. Propane, wood, charcoal and **electric grills** are **not permitted** within the Condominium and shall not be used, placed, or stored anywhere on the Common Elements. In accordance with the procedures established in Article XVII, Section 1(d) of the Amended and Restated Condominium Bylaws, upon the finding that this Section has been violated, a **\$500.00** fine will be levied against the Co-owner responsible.

2. Torches. Tiki and/or similar torches are **not permitted** within the Condominium and shall not be used, placed, or stored anywhere on the Common Elements.

3. Fire Displays. For the purposes of this Section, “fire displays” includes fire pits, fire tables, and any other apparatus utilized to produce and display flames. Wood, propane and charcoal fire displays are **not permitted** within the Condominium Common Elements and shall not be used, placed, or stored anywhere on the Common Elements.

4. Fireworks. Fireworks are **not permitted** within the Condominium and shall not be used, placed, or stored anywhere on the Common Elements. In accordance with the procedures established in Article XVII, Section 1(d) of the Amended and Restated Condominium Bylaws, upon the finding that this Section has been violated, a **\$500.00** fine will be levied against the Co-owner responsible.

These Rules shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents. The Association may enact further restrictions and guidelines pursuant regulations from the State or County.

Respectfully submitted,
Board of Directors
Brynmawr Condominium Association