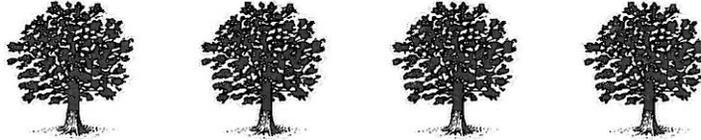


FOUR OAKS NEIGHBORHOOD ASSOCIATION



Dear Owners

2015

END UNIT PATIO EXPANSION REQUIREMENT FOR LP GRILLS

THIS IS A VERY SERIOUS MATTER WHICH IS NOW BEING ENFORCED BY THE TOWNSHIP. A MEETING WAS HELD AT THE MASTER ASSOCIATION CLUBHOUSE ON JUNE 22 8:00 PM. PAUL BELL, BEDMINSTER FIRE MARSHAL, SPOKE TO ALL HILLS VILLAGE NORTH BOARD REPRESENTATIVES & RESIDENTS IN ATTENDANCE, ABOUT NON-COMPLIANT FIRE CODES. TOWNSHIP FINES ARE STEEP SO WE ARE TRYING TO HELP YOU AVOID THEM.

YOUR OPTIONS:

- **If you wish to keep your propane grill**, you need to arrange to have the patio blocks installed within 45 days. **NO EXCEPTIONS.** Please advise Management by return of the Property Modification Form included with this notification. Until that time, your grill **MUST BE MOVED TO THE LAWN.** It may not be left there after the 45 day time limit. After that time, you will be fined in the amount of \$25.00 per day.
- **If you do not wish to expand your patio** area according to the specifications, you must remove the grill and propane from the property immediately, and advise Management.

Please arrange to have the expansion done now.

You may choose to do the work yourself, or contact your own qualified contractor.

High Tech Landscaping has done very professional expansions within the Association. You may contact them directly to make arrangements to have the work done. They are most equipped with the logistics of the sprinkler systems and any plants which may require removal. For a one stop shop and work to be done, we encourage you to reach out to them. Kindly call their office at 732-356-4975, and be certain to mention that you are from Four Oaks. Ray England, the area supervisor can then be informed of your request and you will be contacted.

OUR FIRST RESPONSIBILITY IS THE SAFETY OF OUR RESIDENTS. THANK YOU.

FOUR OAKS PATIO EXPANSIONS ALLOWED and MANDATORY FOR END UNITS WITH PATIOS NJ fire code grill compliance



FIRE CODE:

Due to the stringent adherence required of all owners to not store or use LP Propane grills within 5 feet of any flammable structure (building, privacy wall, under over hang, etc.) the Board has approved a modification whereby owners can expand their limited common element existing patios by installing grey concrete patio blocks to match closely with their patios. This will enable the grill to be used and stored on the extension. While other Associations have banned all LP grills, the Board does not wish to take this measure but allow the installation of the concrete blocks. This is a safety issue and a visible reinforcement that any patio with an LP grill has it clearly located in a compliant area. This is helpful when performing inspections, and to distinguish, without a doubt, to any Township fire official, that measurements are not necessary. (A moveable grill is just that: moveable. A fine can be assessed and a resident can respond to say it is 5'1" away, when, of course, it might not have been when the inspection was done. This saves everyone time and energy, and avoids fighting City Hall.)

EXPANSION REQUIREMENT:

A Property Modification Form must be submitted to Management with the included paperwork as instructed on the form. You may choose your own licensed and insured contractor. Approvals will be turned around within 24 - 48 business hours.

The form is available on the website www.fouroaksbedminster.com , or by contacting Taylor Management: KCuoco@taylormgt.com or 732-764-1001

SPECIFICATIONS:

Expansion area may be 2 feet by 6 feet and blocks may be installed as shown below or any configuration not to exceed 12 square feet that will serve as the pad for your grill.



**PROPERTY MODIFICATION MUST BE APPROVED
BEFORE COMMENCING WORK**

Four Oaks Neighborhood Condominium Association, Inc.

Bedminster, New Jersey 07921

PROPERTY MODIFICATION APPLICATION **FOR PATIO EXPANSION PERTAINING TO GRILL CODE COMPLIANCE**

FIRE CODE:

Due to the stringent adherence required of all owners to not store or use LP Propane grills within 5 feet of any flammable structure (building, privacy wall, under over hang, etc..) the Board has approved a modification p whereby owners can expand their limited common element existing patios by installing grey concrete patio blocks to match closely with their patios. This will enable the grill to be used and stored on the extension.

EXPANSION REQUIREMENT:

A Property Modification Form must be submitted to Management with the included paperwork. You may choose your own licensed and insured contractor. Approvals will be turned around within 24 – 48 business hours. The form must be submitted to Taylor Management: KCuoco@taylormgt.com or via mail, or fax. (see ending footer)

APPLICATION DATE: _____ DATE RECEIVED: _____

OWNER(S) NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

The undersigned hereby applies for approval to make property modifications to the unit located at:

_____ or exterior areas within the Association.

I/We authorize and represent the following:

1. I/We are the lawful owners of the premises.
2. I/We hereby authorize the Covenants Committee, the Board of Directors or the designee to inspect the premises concerning this application, upon notice and reasonable hours.
3. I/We agree to abide by all the terms and conditions of the approval procedures, the Declaration of Covenants, Condition, and Restriction, the By-Laws, and Rules and Regulations of the Association as they apply to this application. We also authorize the Board to employ, engage, or hire any professional consulting entity that they deem reasonably necessary to properly review this application, the cost of which will be charged to us provided that prior notification and agreement is received from us.

PLEASE COMPLETE BOTH PAGES OF THIS FORM - OWNER'S SIGNATURE IS REQUIRED

INCOMPLETE FORMS WILL BE RETURNED TO THE OWNER

SPECIFICATION: Expansion area may be 2 feet by 6 feet and blocks may be installed in any 12 sq ft pattern which is least likely to disrupt the irrigation or existing landscaping:



PROPERTY MODIFICATION MUST BE APPROVED BEFORE COMMENCING WORK BY ONE OF THE BELOW MARKED (x) CHOICES AND INSTRUCTIONS:

1. Your own qualified contractor: _____
2. You are doing the work yourself: _____
3. If you wish to change the specification for logistic or plant locations, you must indicate where, why, and what change you request. No area over 12 sq. Feet will be approved. _____ (approval will take place within 2 weeks)
4. ***If you are doing the work yourself, after approval, you must submit a photo upon completion.

Please write and a brief description of the work to be done, you may include a rough drawing with dimensions:

(Drawing of modification if not 6' X 2' as pictured above)

***All applications for you own contractor must include the contractor's Certificate of Insurance naming you, the owner AND Four Oaks Neighborhood Condominium Association as CERTIFICATE HOLDER**

Signature of Owner(s)

Date

Taylor Management Company, 100 Franklin Square Drive, Ste 203, Somerset, NJ 08873 Ph: 732-764-1001 Fx: 732-764-1005