

# SPARROW POND CONDOMINIUM ASSOCIATION

## HANDBOOK

### RULES AND REGULATIONS



Updated June 2020

Dear Homeowner:

Welcome to the Sparrow Pond Condominium Association Community. We, your neighbors, want you to enjoy many years of residency with us. Our hope is that you will join with us in making Sparrow Pond a most desirable place in which to live.

The Board has adopted a Mission Statement which we believe captures the Residents' collective view of what we envision Sparrow Pond to be. The Sparrow Pond Mission Statement is:

**"Sparrow Pond residents desire to establish our homes, facilities and grounds as the premier condominium community in Summit County. Further, we seek to create a welcoming and respectful environment that enhances our living experience and grows our property values."**

The contents of this booklet take into consideration the health, safety and comfort of all residents.

Specifically, this booklet, which has been prepared by your Board, gives Residents of Sparrow Pond a summary of the more common definitions, rules and regulations of the Association. Living in a condominium is different from living in a house. Proximity dictates greater consideration for other residents and adherence to our agreed upon rules and regulations at all times. This booklet is intended to provide a guide to the Declaration of Condominium Ownership for Sparrow Pond. The contents are an easy to read condensation of the Declaration and By Laws.

KareCondo (Kare Condominium Management Company, Inc.), our current property manager, provides a website which includes the Declarations and By Laws of Sparrow Pond Condominium Association. It also provides on line work order request forms and other useful condo living information. The website is [www.karecondo.com](http://www.karecondo.com).

The Sparrow Pond Condominium  
Association Board of Trustees

## INTRODUCTION

The following items will help you become acquainted with the services here at Sparrow Pond.

### **SPARROW POND CONDOMINIUM ASSOCIATION MEETINGS:**

The Association's Board generally holds monthly meetings. An Annual Association Member Meeting, open to all residents, is held once a year, and all owners are encouraged to attend to be updated on Board activities completed and planned. Meeting time and place for the Annual Meeting will be mailed and/or emailed to all owners and will also be posted at the mailboxes. **PLEASE WATCH FOR THIS ANNOUNCEMENT.**

### **POOL ACCESS:**

The pool is opened as close to Memorial Day as is practical. It usually is closed after Labor Day. **YOU MUST HAVE AN OWNER'S KEY TO ACCESS THE POOL AREA.** There is a \$75 replacement cost for lost pool keys. You should obtain a pool key from the previous owner when ownership changes. Access without a key is considered a violation of these rules.

### **MAIL BOX KEYS:**

The mailbox keys are also obtained from the previous owner at the time of purchase. Anyone in need of a mailbox key will need to contact the US Postal Service directly.

### **MAINTENANCE:**

Ohio law and the Sparrow Pond Condominium Association Governing Documents clearly spell out those maintenance items which are the responsibility of the Association, as well as those maintenance items which are the responsibility of the individual Unit Owner. In general, those items from the studs inward are the Unit Owners responsibility, as well as the doors, windows, decks and gazebos. (further detail following)

While KareCondo will arrange to have all Association related maintenance issues, as outlined in this booklet, resolved, neither KareCondo, nor the Association, can facilitate repairs of those items which are the responsibility of the Unit Owner.

### **EXTERIOR CHANGES TO UNITS:**

Uniformity enhances the beauty and image of our condominium community. Before making **any** additions or enhancements to the exterior of your unit **or** to the common areas surrounding your unit, other than those stated

in these Rules and Regulations, be sure to contact KareCondo to begin the approval process by the Board. Taking this step may save you money in the long run.

#### CONDOMINIUM FEES:

The Monthly Operating/Reserve Fee is due the first of each month. The amount of such fee is re-evaluated annually and adjusted as the Board determines necessary. The operation and expenses of Sparrow Pond make it necessary that we receive prompt payment; therefore, after the 10th of the month a \$25.00 late fee will be assessed. Payment options are set by KareCondo. Please contact them for payment options, including automatic withdrawal, payment by check, etc.

The Board may determine during its Annual Budgeting process, that additional funds will be required to undertake certain necessary major Capital Improvement projects. In such instances, the Board will fund said projects through a "Special Capital Assessment" fee structure.

#### UTILITIES AND SERVICES:

Electricity:	Ohio Edison-Akron, Ohio 1-800-633-4766
Gas	East Ohio Gas-Akron, Ohio 1-800-362-7557
Phone	Verizon 1-800-483-2646
Water	City of Akron Bureau of Public Utilities (330) 375-2554
Sewer	Dept. Of Environmental Services (330) 926-2400 Emergencies (330) 688-6126
Cable Television/Phone/Internet	Spectrum Cable 1-877-772-2253
Postal Service	Fairlawn Branch-Fairlawn Plaza (330) 379-0413
Trash Removal	Waste Management of Ohio 1-800-343-6047

## I REGULATIONS OF COMMON AREAS:

Common Areas Defined—Common property is everything but the inside of the individually owned condominium unit. It is owned by all the unit owners together. Examples include roofs, lawns, parking areas, sidewalks, foundation, pool, and pond. The repair and maintenance of all the common property is done at the Association's expense except as otherwise explained in the Declarations, By-Laws, and Rules and Regulations of the Association.

- A. The common areas are for the use and enjoyment of all permanent residents of Sparrow Pond. Therefore, everyone is required to be considerate in the use of these areas.
- B. Decks and patios at each unit are to be maintained at the expense of the owner and must be painted the standard colors, Sherwin Williams: Woodscapes, Exterior solid stain deep Color: Custom Smokey Mountain Cedar and Sherwin Williams: Super Paint or Durations; Exterior Super White Satin, as often as necessary to assure a neat appearance.
- C. Any and all damages to the common areas caused by an owner, tenant, or guest of an owner or tenant shall be repaired or replaced at the expense of the unit owner, who may then seek reimbursement from the tenant or guest.
- D. All items left unattended in the common areas may be considered abandoned and removed by the Association.
- E. No activity or noise shall be permitted at any time, which distracts or disturbs others.
- F. Each unit owner shall report to the property manager (currently KareCondo), in writing, the need for any repairs to the common areas, which is the obligation of the Association to maintain.
- G. Residents must not give work instructions to any Association maintenance or service contractor (landscapers, snow removal personnel, etc.). All common area service contractor requests must be made to the Property Manager (currently KareCondo).

## H. Condominium Association Responsibilities Include:

1. Building exterior, foundations, roofs, siding, gutters and down spouts;
2. Roadways, driveways, and front walkways;
3. Landscaping, including grass cutting, fertilization of lawns and trees, shrubbery replacement; (except plantings immediately behind or between the decks or patios)
4. Snow removal from streets, driveways, walkways and parking areas;
5. Swimming pool and deck area;
6. Pond;
7. Common area electric;
8. Insect spraying 2x a year during warm weather;
9. Trash removal service;
10. Common area insurance;
11. Basic Cable and High Speed Internet Service

## II. REGULATIONS FOR LIMITED COMMON AREAS:

Limited Common Areas Defined—Limited common areas are defined as the individual condominium and deck/patio/gazebos areas as well as shrubbery on and around the deck and unit.

- A. Unit owners are responsible for the daily upkeep of their limited common areas including the regular watering of grass, trees, and shrubbery in front of and immediately adjacent to your unit;

- B. Lawn ornaments of any nature are prohibited. Accent lights for grounds enhancement must be approved by the Board. Bird feeders/baths are allowed if they do not cause a nuisance;
- C. Garage or tag sales are prohibited unless the Board gives advance approval;
- D. Clotheslines are prohibited. No clothing, sheets, blankets, laundry of any kind, and/or other articles including beach towels, bathing suits, car wash towels, etc. shall be hung or exposed on any part of the common or limited common areas;
- E. No signs, other than security signs, may be displayed in windows, on doors, patios or on the exterior of the building. Building address numbers must not be modified. **All** requests for modifications outside the unit must be made, in writing, to the Board, care of the property manager (currently KareCondo);
- F. Flower boxes made of wood, painted the same color as the building and conforming to the Board specifications are allowed;
- G. Annual flowers may be planted.
- H. Trellises are not allowed. No climbing plants or ivy type plants may be planted.

### III. RESIDENTIAL UNIT REQUIREMENTS:

Unit Defined—A condominium unit consists of the space bounded by the undecorated surfaces of the perimeter wall, floors and ceilings of such unit. This is "Home Sweet Home". It is the owner/resident's responsibility to maintain.

- A. Units shall be occupied and used for single-family purposes only as a private dwelling for owners and their families.
- B. Repairs made to units by contractors must be performed only between the hours of 8:00 AM and 8:00 PM Monday through Saturday, except in the case of an emergency.
- C. Unit owner responsibilities:

1. All doors, doorframes, screen doors and glass doors;
2. All windows, window frames, window sashes, window screens, and skylights.
3. Interior gas, electric, water or other utility service lines, pipes wires and conduits serving only one unit;
4. All interior heating, cooling and ventilation equipment, and any concrete pads for air conditioning compressor units;
5. Garage doors;
6. All mechanical apparatus used for opening and closing of garage doors;
7. Repair and/or replacement of appliances, fixtures, all equipment and interior walls and alterations thereto;
8. Repair and/or replacement of all personal property;
9. Insurance for private homeowner coverage. Homeowner's should check with their insurance company to make sure they have the correct insurance policy in place. The type of insurance policy you should discuss with your agent is the H06 Policy, which covers your personal property and also what is not covered by the association's policy.

Whenever damage occurs to personal property for which the Owner believes the Association is responsible, the Owner shall write to the Board, care of the property manager, notifying it of such damage and attach two estimates for repairs. The Board will consider, at its next Board Meeting, whether the Association is responsible and, if so, the amount to compensate the Owner. Written notification of the decision will be issued to the Owner.

#### IV. EXTERIOR RESTRICTIONS:

- A. Patio or deck areas may not be used as a storage area with the exception of deck furniture. Gas grills, fire pits etc. are prohibited by State law.



- B. Residents must not modify the exterior of the units, the building, decks or the grounds. \*\* The Association desires to maintain a uniform look to shrubbery. *Other than annual and perennial flowers, deviations from Association plantings require written permission and would be done at the owner's expense.*
  
- C. Installation of any type of wiring or satellite dishes/antennas on the outside of the structure, which protrudes through the walls or is placed on the roof of the building, is prohibited without prior written approval from the Board. Please refer to the Sparrow Pond Dish Installation Regulations and Guidelines at the end of this document.
  
- D. Decorative items may not be affixed to the exterior of any unit or building without obtaining prior written approval from the Board via the property manager.
  
- E. The use of plastic or other non-glass window or door liners is not permitted on the exterior of any unit.
  
- F. The use of blankets, sheets, etc., is not permitted even as temporary window coverings.
  
- G. Broken windows, torn screens or damaged front doors and garage doors must be repaired immediately by the resident at their expense.
  
- H. Automobile repairs are prohibited on the driveway, apron areas, and in the common areas.
  
- I. Storm doors shall be of the full view (non-split glass) type conforming to the Board's specifications. Color shall match the building trim. Direct questions in writing to the Board, care of the property manager.
  
- J. Replacement exterior post and porch/deck lights shall be similar in type and style of those currently in use throughout the community. Before making any changes to exterior lighting, Unit Owners are required to submit a detailed lighting plan to

the Sparrow Pond Board, care of the property manager, for approval.

V. GARAGES:

- A. The garage must be used as the primary parking space. The driveway must be used as the secondary parking space. The Board must approve any additional, permanent parking.
- B. **GARAGE DOORS MUST BE KEPT CLOSED WHEN NOT IN USE.**
- C. Oil leaks and spills must be cleaned IMMEDIATELY by the resident at his/her expense.

VI. RUBBISH PICKUP:

Our current trash day is Wednesday (subject to change at any time) except when holidays make it a day later. We recommend that you have it out by 8:00 A.M. Do not place trash containers out until Tuesday evening.

VII. MOTOR VEHICLES:

- A. The following vehicles are not permitted to be parked, stored or kept outside your garage overnight.
  - 1. Commercial vehicles;
  - 2. Recreational vehicles or motor homes;
  - 3. Buses;
  - 4. Boats, boat trailers, water sports equipment;
  - 5. Campers or camper trailers;
  - 6. House or house trailers.
- B. All vehicles, including bicycles, must observe stop signs and the speed limit of 15 miles per hour.
- C. Vehicles with loud exhaust systems are prohibited.
- D. Vehicles designated for commercial purposes must be kept within the confines of the garage.
- E. Motorcycles, mini-bikes, trail bikes, snowmobiles and ATVs are prohibited from use upon the Association's property. Any such vehicle must be kept in the garage.

- F. All vehicles parked on Association property must bear current valid license plates.

#### VIII. PARKING:

- A. Parking is restricted to the private use of residents. Parking for each Unit is limited to the Unit garage and driveway.
- B. Parking in the street is prohibited unless necessitated because all normal visitors parking are filled.
- C. Visitor or guest parking areas is restricted to limited duration parking. These spaces are not to be used to park any second or third vehicles that a resident may own. Extra vehicles must be parked in the garage or driveway of your unit only.
- D. Damage to any common area (grass, concrete, etc.) caused by a resident or a guest vehicle will be repaired by the Association and billed back to the unit owner.

#### IX. BICYCLES AND SKATE BOARDS:

- A. Bicycle riding is not permitted on grassed areas.
- B. For safety reasons, skateboards and/or roller blades are not permitted on the streets within Sparrow Pond.
- C. For safety reasons, children may not play in the streets.

#### X. PETS:

- A. Dogs, cats and other common household domestic pets are permitted. Dogs will be no larger than 40 pounds and stand no higher than 24". Examples of unacceptable dogs: Pit Bulls, Dobermans, Rottweilers, and German Shepherds.
- B. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the condominium property upon five (5) days written notice from the Board.

- C. Any pet which by biting, barking, howling, and/or yelping or in which any manner injures, endangers or disturbs the quiet, comfort or safety of any person at the property shall be considered to be committing a nuisance.
- D. Other than cats, all pets are to be leashed and under control of the owner at all times when outside the unit.
- E. No pet shall be tied, fenced or housed outside of a condominium unit.
- F. Pet owners shall be held liable for any and all damages caused by their pets to any common property including, but not limited to, shrubs, bushes, trees and grass.
- G. Any pet which eliminates upon any lawn, drive or other part of the common or limited areas will be considered to be committing a nuisance; provided, however, when the person in charge or in control of such pet IMMEDIATELY removes all feces and disposes of same in a sanitary manner at once. Such nuisance will be considered abated.

## XI. COMMERCE:

- A. The Association, the Board, its agents and employees are not responsible for any damage or theft that may occur in your condominium unit by workmen. Contact the Bath Police Department.
- B. The Association, the Board, its agents and employees are not responsible for any theft or loss of packages, mail, etc. which may be left outside your unit by delivery services.
- C. Absolutely NO SOLICITORS are allowed on the condominium property. In the event that a solicitor appears at your door, please remind the person that this is private property and solicitation is not permitted within the confines of Sparrow Pond. Please advise our Property Manager immediately.
- D. Flyers, pamphlets and any other type of advertisements are strictly prohibited from being posted on Sparrow Pond property.

- E. No primary business for profit may be conducted on the condominium property either by the Association or by individual owners.

## XII. SALE OF CONDOMINIUM:

- A. At the time that a resident/owner decides to place their unit for sale they shall notify the property manager of their decision. Said notification may be submitted with the monthly maintenance fee.
- B. Notification should include the name of the realty company, agent and listing price.
- C. The property manager shall notify the realtor that no "For Sale" signs are permitted. "Open House" signs are permitted from 12 noon to 6 p.m. on Saturdays and Sundays. Signs are limited to one in front of the unit and one displayed at the main entrance to the complex during the open house hours.
- D. The property manager will forward to the resident copies of the Rules and Regulations Handbook to be made available to prospective buyers.
- E. Realtors should notify the property manager of the name of the new resident for the purpose of welcoming them to the community.
- F. Within the first thirty days of occupancy, a Board Representative will contact the new resident for the purpose of welcoming them and reviewing questions on the rules and regulations.
- G. On August 21, 2002 the Association's Declarations were amended to preclude the renting/leasing of units in Sparrow Pond. If you do not have a copy of this declaration change, contact the property manager, or visit the KareCondo website.

## XIII. POOL RULES: POOL HOURS ARE 10:00 A.M. TO 9:00 P.M.

- A. The pool is for the enjoyment of all PERMANENT RESIDENTS of Sparrow Pond and their guests.
- B. Relatives of residents living in nearby communities must be considered Invited Guests and are not to be considered as extensions of a resident's family for the purpose of making regular and frequent use of the pool.
- C. ADULT RESIDENT MUST ACCOMPANY ALL GUESTS TO THE POOL. The resident is responsible for the action and behavior of guests.
- D. Anyone under the age of 14 years old must be accompanied by an adult. An adult is considered to be anyone over the age of 18.
- E. Pets are not permitted in the pool area.
- F. Smoking is prohibited in the pool area.
- G. Radios, etc. must be used with ear phones/earbuds at all times.
- H. Bikes are prohibited in the pool area. They are to be parked in the visitor parking area closest to the pool.
- I. To prevent discoloration of the pool chairs, towels must be placed on the chairs when using lotions. Please do not remove chairs from the pool area.
- J. Bottles or glass containers are prohibited in the pool area. Excessive use of alcohol is not permitted. K. Do not throw metal objects into the pool.
- K. Pool hours and rules are posted in the pool area. Anyone entering the pool area after hours will be considered trespassing.
- L. The number of guests a resident can bring to the pool is limited to four (4).
- M. Each resident has a key for access to the pool area and is expected to be responsible for its proper use. Never prop the pool door open.

N. Please respect the privacy of unit owners surrounding the pool by avoiding excessive noise and adhering to the posted pool hours.

O. Please clean up the pool area after use.

P. The possible loss of pool privileges exists whenever the pool rules have been continuously disregarded (May 1997).

#### XIV. POND USE—FISHING:

A. The Primary purpose of the ponds is to enhance the aesthetics of our development and add to the enjoyment for the residents.

B. Fishing in the ponds are restricted to permanent residents. As with the pool, nearby family and friends are considered guests and are not expected to make the ponds a regular fishing destination.

C. Guests, when accompanied by a permanent resident, are permitted to fish from the resident's deck or from the common areas surrounding it as long as it does not disrupt the privacy of others using their decks.

D. Residents without direct access to the pond may use the common areas on the ends of the ponds.

E. Because of the potential liability for injury, fishing is not permitted from the pool deck or underneath the pool deck.

F. The pond is not stocked. Therefore, all fish caught are to be carefully and immediately released back into the pond (i.e. catch and release only).

#### XV. COMPLAINT PROCEDURE:

A. Complaints against anyone violating the rules are to be made in writing to the property manager and must contain the signature of the individual filing the complaint.

- B. If a reasonable effort to gain compliance is unsuccessful, the unit owner will be subject to a sanction in accordance with the penalty provisions contained hereunder.

**XVI. ENFORCEMENT PROCEDURES AND ASSESSMENTS FOR RULE VIOLATIONS:**

- A. If any unit owner or his tenant violates a rule in a manner, which, in the determination of the Board of Trustees, affects the rights of others, or their property, immediate legal action will be initiated.
- B. The entire cost of effectuating a legal remedy to obtain rule compliance, including attorney's fees, shall be added to the account of the violating unit owner.
- C. The following fee schedule applies to any violations to rules set forth herein, assessments, or those contained in the Declaration and bylaws.

FIRST OFFENSE: The Board issues a letter.

SECOND OFFENSE: a \$ 25 fee is assessed.

THIRD OFFENSE: a \$ 50 fee is assessed.

SUBSEQUENT OFFENSE: a \$100 fee is assessed.

\* \*Should the above fees not be paid within 30 days, a warning letter will be issued advising of pending LIEN attachment. If the payment is not received within 15 days of the warning letter, a LIEN will be attached to the property, and all costs associated with the LIEN will be assessed.

- D. If any owner fails to perform any act that he/she is requested to perform by the Declaration, Bylaws, or Rules and Regulations, the Association may take action to cure such violation and may collect from the owner any costs incurred by the Association in the process, including attorney's fees. Any such amount shall be deemed to be an additional assessment upon such unit and shall be due and payable when the payment of the next monthly maintenance fee is due following notification of such charge, and the Association may obtain a LIEN for said



amount in the same manner and to the same extent as if it were a LIEN for common expense.

## XVII. SPARROW POND SATELLITE DISH INSTALLATION REGULATIONS AND GUIDELINES

**\*\*\*PLEASE NOTE: Basic cable service through Spectrum Cable is provided to all units and is included as part of your monthly maintenance fees\*\*\***

1. Installation of any satellite dish on Common areas is prohibited. Satellite dishes are only permitted on the Limited Common Areas.
2. Satellite dishes should not be installed any higher than is absolutely necessary for reception of an acceptable quality signal;
3. All installations must be made to ensure that the satellite dish has the least amount of visibility and to take aesthetic considerations into account;
4. Satellite dishes must not encroach upon, damage or impair any Common Areas or another Owner's unit.
5. The installation of wiring for any satellite dish shall not impair the integrity of the building.
6. It is the unit Owner's responsibility to advise the installer of a satellite dish that he/she must maintain general liability insurance and Worker's Compensation coverage. It is advisable to obtain documentation by the installer in writing.
7. Unit owners who have a satellite dish(es) installed are exclusively and solely responsible for all maintenance costs for the satellite dish(es) installed serving their unit including, but not limited to, costs to replace, repair, maintain, move or remove dishes or related materials.
8. Upon sale or other transfer of the unit, satellite dishes must be removed and the area restored to its original condition, if the new Owner requests, at the selling or transferring Owner's cost.

# New Ohio Grilling Law

By: Joseph J. Cusimano, Esq.

Summer season is in full swing. Warm days and nights provide the ideal conditions for grilling outdoors and enjoying the deck, patio, or balcony. For condominium owners, and possibly some homeowners living in cluster-type developments, however, the State of Ohio has doused the flames.

On September 5, 2005, a new law on grilling was added to the Ohio Fire Code. The rule states: "Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction." Open-flame cooking includes gas grills and fire pits. While many cities and towns in Ohio have had similar bans in their ordinances for years, this is the first time a restriction on grilling has applied to the entire State of Ohio.

The Ohio Fire Code is law. Violations of the Code expose the individual grilling on a balcony or deck to fines imposed by the fire department or fire marshal. In short, grilling is now banned in Ohio anywhere within 10 feet of a building or anywhere on any deck or balcony. There are, though, two exceptions, each of which creates some confusion of their own.

First, the law does not apply to single or two-family buildings. As a result, condominium or HOA units that are in free standing buildings, not attached to any other units and not sharing a wall with any other unit, are exempt from the law. This is also true for buildings where only two units are attached. All other properties, whether condominiums or cluster homes, where there are three or more residences attached together are covered by the new law, even if there is a fire wall separating each of the units.

Second, in multi-family buildings, the law provides an exception to the grilling ban "where buildings, balconies and decks are protected by an automatic sprinkler system." This exception requires that there be automatic sprinklers specifically designated for the balconies and decks, which substantially limits the number of buildings that will satisfy the exception.

As the law is so new, there are questions that have yet to be answered by either the State Fire Marshal or the courts. For example, the restriction on grilling pertains to buildings of "combustible construction." The Fire Code does not define this term. The dictionary definition of combustible is simply "capable of burning or igniting." Buildings with wood siding clearly meet this definition. What is less clear, however, is whether buildings with brick or even vinyl/aluminum siding are considered combustible. Although the Code uses the term "construction," the siding material alone is not determinative. For example, a brick building with wood frame construction appears to be subject to the law. Also, a building with metal framing and brick or vinyl siding but wood framed roofing is considered to be of "combustible construction" according to at least the local fire chief.

In addition to some uncertainty in the interpretation of the Fire Code, enforcement of the grilling restriction has already varied tremendously from city-to-city throughout the State. In one community, the fire marshal cited owners not only from grilling too close to the buildings but even for merely storing a propane gas tank next to a building or in garages attached to the residential buildings. In many other cities, enforcement of the new law appears almost non-existent.

As noted above, however, whether or not the local fire marshal is actively or aggressively enforcing the restriction, each association that is subject to the restriction needs to consider notifying its owners about the restriction. If an association does not do so and a fire spreads from a grill, the association will undoubtedly face some liability.

Each association will need to make its own decision on how to approach and enforce the State law mandate. You may want to contact your own local fire chief and inquire as to enforcement intentions. However, when it comes to issues of fire safety and the welfare of people's homes and the individuals that reside in them, safety should come first. As a result, Kaman & Cusimano recommends that boards adopt and publish the following rule in association newsletters and rule booklets if your property has three or more residences attached together:

“In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices are prohibited to be used within (10) feet of a multi-family building. The Ohio Fire Code also prohibits operation of such devices on balconies and decks. Violations of this Fire Code should be reported to the local Fire Department at the non-emergency phone number of (330) 666-3738.”

\*(The law firm of Kaman & Cusimano represents our Association)