

Pristine Point Owners' Association

P. O. BOX 504 - (970) 349-2002 - CRESTED BUTTE, COLORADO 81224

Board Policy Statements and Rules & Regulations*

Exterior Fireplaces

The Pristine Point Owners' Association (PPOA) policy on construction of exterior fireplaces or fire pits is described in our Declaration of Protective Covenants, Article 4.16, No Hazardous Activities, subject to Board interpretation. The article states:

“No activities shall be conducted on the Property and no improvements shall be constructed on the Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Property and no open fires shall be lighted or permitted on the Property except in a contained barbeque unit while attended and in use for cooking purposes or within a safe and well designed interior fireplace.”

Out-of-control fires respect no boundaries and represent a significant risk to all Pristine Point and Meridian Lake Park properties. Several Pristine Point lots are heavily forested and contain much flammable vegetation. ***To minimize the risk to personal property, the PPOA Board interprets the Hazardous Activities clause and establishes a rule & regulation to ban all exterior fireplaces and fire pits in Pristine Point, with the exception of covered barbeques as allowed in the Covenants.*** However, the Board recognizes that some owners on un-wooded, lightly vegetated, low risk lots may desire the aesthetic value of an exterior fireplace in our rural, mountain setting. On a case-by-case basis, the Board will consider granting a variance to the ban on exterior fireplaces and fire pits subject to the following conditions:

- 1. The lot is remote from surrounding vegetation and neighbor properties, as determined by the ACC.*
- 2. The exterior fireplace is connected to the primary residence.*
- 3. The exterior fireplace is vented through a chimney.*
- 4. The open face of the exterior fireplace has a solid door (glass or metal) that can be closed when the fire is being extinguished or left unattended.*
- 5. The open face of the exterior fireplace is further protected from the emission of sparks or burning debris by a fireproof hearth to a radius of 5 feet. A fireproof hearth may be stone, tile or some other fireproof material.*

Owners may request a variance by submitting plans for the exterior fireplace, including building elevations, to the Pristine Point ACC. Owners are reminded that a variance from Meridian Lake Park Association will also be required for this exception.

For further clarification of this Policy, contact any Board member.

Approved July 12, 2004

**BOARD OF MANAGERS
PRISTINE POINT OWNERS' ASSOCIATION**

* Note: These policy statements shall be taken in the same context as “Rules and Regulations” as defined and permitted by the Colorado Common Interest Ownership Act.