

YORK CONDOMINIUM ASSOCIATION  
11255 E. FORT ROAD  
SUTTONS BAY, MI 49682

FIREPLACE POLICY  
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

FIREPLACE REQUIREMENTS:

At their own expense, Co-Owners may install a gas fireplace unit upon proof of the following:

1. Selected fireplace unit must be approved by the U.L. (Underwriter's Laboratory) and the AGA (American Gas Association).
2. Fireplace must be installed, used, and maintained as per the manufacturer's instructions.
3. All required permits must be in place prior to installation.
4. Upon completion, all work must be inspected by the Leelanau County Building Department.
5. The fireplace must be vented through the outside wall, never through the roof.
6. A plan showing the location of the fireplace and vent must be submitted to the Board for approval, prior to installation.
7. The co-owner will provide, prior to installation, proof of homeowner's insurance that provides injury and damage coverage for liability resulting from the ownership of said fireplace. If such coverage does not exist, it must be added to the co-owner's insurance policy.

Upon approval, the co-owner will be notified in writing with any changes and/or other conditions deemed necessary attached. Upon penalty of removal, it is strongly recommended that no fireplace unit be purchased or contracted for prior to permission for such being granted by the York Condominium Board.

## WOOD BURNING FIREPLACE MAINTENANCE POLICY- J and K BUILDINGS

All existing wood burning fireplaces and chimneys in J and K buildings will be inspected annually, and cleaned as required, by a licensed professional contractor of the Association's choosing, as required by the Association's master insurance policy. The cost of said inspection and cleaning will be born by the individual co-owners of J and K buildings. After the initial inspection, and having evidence of no active burning since the last inspection, no cleaning will be required and only a nominal fee for inspection will be assessed.

Board of Directors  
York Condominium Association