

SANDALWOOD CLUB ASSOCIATION, INC. INFORMATIONAL NOTICE TO OWNERS

LIFE SAFETY - SMOKE ALARMS and DRYER VENTS

This is a safety notice and advisory that you need to insure your unit has at least one (1) battery operated smoke detector and if you rent your unit the "Code" requires that the unit must have both hard wired and battery operated smoke detectors.

You are being reminded that all detectors need to be checked periodically and batteries replaced at least once per year.

If you do not have the required number of operable smoke detectors, or have not replaced batteries in the past year, you should do so immediately. Failure to maintain these life-safety items can result in loss of life.

If your unit has a Dryer Vent, it is important that you have that vent and related piping cleaned on an annual basis to remove a potential fire hazard (lint buildup) in your unit.

OWNER RESPONSIBILITY

Owners are responsible for maintaining and protecting their units. When away from your unit for an extended period of time (more than a week), arrangements should be made with someone to inspect your unit. Failure to inspect your unit on a regular basis could mean additional costs to you if a problem occurs while you are gone. When absent from your unit it is highly recommended that you turn off the main water feed (shutoff) valve in your unit.

Water leaks from failed unit water systems and components is the number one cause of damage to the association's common elements and to units. Remember, the repair of any damage that is caused to the common elements and/or other unit(s) by the failure of any element for which an owner is responsible to maintain, is the responsibility of the unit owner whose unit failure caused the damage.

ADDRESS OF RECORD

It is an owner's responsibility to keep their association informed of their current mailing address. The association will use the last address provided in writing when trying to provide due notice of annual meetings, payment delinquencies and other legally mandated communications.

The Board of Directors strongly advises that you fill out the "Emergency Contact Information Sheet" supplied as part of this mailing as this information helps the Association to resolve any problems or issues that may involve your unit.



Grills & Fire Code Requirements

Play it safe! – Please no charcoal or gas grills on your balconies.

Cooking on Balconies

The Florida Fire Prevention Code prohibits any cooking on a balcony of an apartment or condominium. The only exception is for **electrical** cooking appliances such as electric ranges or electric grills.

Storage of L.P. Gas or Gas Grills

The Florida Fire Prevention Code also prohibits the storage or use of L.P. gas in quantities greater than 1 pound above the first floor in any apartment or condominium. Therefore, L.P. gas grills cannot be stored on a balcony. It is important to note that L.P. gas cylinders cannot be stored inside the residential unit or anywhere above the first floor.

The specific code sections are as follows:

NFPA 1:10.11.7 For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted. (Per NFPA 1, Uniform Fire Code, Florida 2005 Edition)

NFPA 1: 69.3.3.9.2 Cylinders having water capacities greater than 2.7 lb (1 kg) [nominal 1 lb (0.5 kg) LP-Gas capacity] shall not be located on balconies above the first floor that are attached to a multiple family dwelling of three or more living units located one above the other.

Enforcement action will be taken as described below:

- The local enforcement procedures and penalties for failure to comply with the Florida Fire Prevention Code, or the Uniform Fire Safety Standards, are found in St. Johns County Ordinance #93-6.
- The ordinance states that violators of the fire code may be prosecuted in the same manner as misdemeanors, and upon conviction they may be punished by a **fine** not to exceed **\$500.00** or by **imprisonment** in the County Jail not to exceed **60 days**, or both.
- The ordinance also states that fire inspectors may issue civil citations to violators. A **separate citation may be given for each violation, and each day** that a violation continues is a separate offense. If the citation is not contested the penalty is \$50.00, plus court costs of \$8.00. If a violator chooses to contest the citation and is convicted, the judge may impose a penalty up to \$500.00 plus court costs for each violation.

The County also has other enforcement options, including but not limited to seeking a mandatory injunction from a court.