Quaker Hollow Homeowner Association

Rule on Grills, Fire Pits and Smokers

In Orchard Park, New York, safe placement of gas grills/smokers requires a 10 foot minimum from any building structure, and safe placement of fire pits requires a 100 foot minimum from any building along with constant attendance and an extinguisher nearby.

The following are in accordance with insurance requirements.

GAS GRILLS/SMOKERS

1. Grills/smokers may be used and should be a minimum of 10 feet away from any building.
2. Grills/smokers should never be used in garages or on front or rear porches.
3. It is recommended that gas grill/gas smoker connections and hoses be checked for leaks with soapy water before use.
4. Smoke or smoke odors from using a grill or smoker must be kept to a minimum to avoid creating a nuisance environment for neighbors.
5. Always have a fire extinguisher, sand or water nearby.

FIRE PITS

1. Only Propane Gas Fire pits are allowed.
2. Propane Fire pits may be used and should be a minimum of 100 feet away from any building. This is an insurance requirement.
3. Fire pits are not allowed on front or rear porches.
4. Never leave a fire pit unattended while in use.
5. Always have a fire extinguisher, sand or water nearby.

EFFECTIVE DATE

This rule shall take effect on January 1, 2026, and shall apply to all properties within the Association.

Approved by Board of Directors on December _____, 2025

_____ Sue D'Angelo, President

_____ Marcia Galloway, Treasurer

_____ Norma Hanstein, Vice-President

_____ Judy Carestio, Secretary

HOA Resolution: Prohibition of Hot Tubs, Spas and Pools

To preserve the uniform appearance, safety, and infrastructure integrity of the community, the following rules regarding water features are hereby adopted and shall be enforced by the Homeowners Association (HOA):

1. Prohibited Installations

Effective immediately, the installation, placement, or use of any of the following water features is strictly prohibited on all lots within the Association:

- Hot tubs or spas (portable, in-ground, or above-ground)
- Swimming pools (portable, above-ground, or in-ground)
- Inflatable pools or any temporary water containers intended for personal immersion
- Similar recreational water features not otherwise approved by the HOA Board

2. Existing Installations ("Grandfather Clause")

Any existing water feature that was installed **with prior written approval** of the HOA before the effective date of this rule may remain in place **subject to the following conditions**:

- The water feature may not be expanded, replaced, or relocated
- If the feature becomes inoperable, damaged, or unsafe, **it must be removed**; repairs or replacements are not permitted
- Routine maintenance to preserve current function is permitted; however, any structural modifications are strictly prohibited

3. Property Transfers and Sale

Upon the **sale, transfer, or conveyance** of any property within the Association, the new owner shall be required to **remove any existing hot tub, pool, or spa** prior to occupancy unless otherwise approved in writing by the HOA Board.

- Sellers are responsible for disclosing this requirement to prospective buyers
- Failure to remove such water features before the transfer of ownership may result in enforcement action against the new owner

4. Enforcement

Violations of this rule may result in:

- Fines as outlined in the Association's fine schedule
- A requirement to remove the non-compliant water feature at the owner's expense
- Suspension of HOA privileges
- Any other remedy authorized by the governing documents or applicable law

5. Effective Date

This rule shall take effect on November 1, 2025, and shall apply to all properties within the Association, regardless of the date of construction or purchase.

Approved by Board of Directors on October 28, 2025

Sue D'Angelo, President

Marcia Galloway, Treasurer

Norma Hanstein, Vice-President

Judy Carestio, Secretary