

SANDERLING PROPERTY OWNERS ASSOCIATION, INC. (SPOA)

BOARD MEETING APPROVAL—May 21, 2022

**ADDENDUM TO THE POLICIES AND PROCEDURES OF THE ARCHITECTURAL CONTROL
COMMITTEE DOCUMENTS**

VI. CONSTRUCTION POLICIES CONCERNING BUILDINGS.

B. Rules and Restrictions Concerning Buildings.

(New Item #23)

23. STATIONARY OR PERMANENT FIRE PIT STRUCTURES

Stationary or permanent fire pit structures are permitted with review and approval of the ACC.

Stationary or permanent fire pit structures are defined as fire pits constructed and installed in a fixed location and fueled by a permanent above ground or inground propane tank. Other fuel sources, including wood, are not permitted.

A written submission, including a signed Owner's & Contractor's Acknowledgement (Exhibit C), is required. The submission should include a drawing or site plan showing proposed location in relation to the primary structure, walkways, decks, dock, driveway, septic field, existing landscaping, neighboring property and setbacks.

The drawing or site plan should include the location of a permanent propane tank in compliance with municipal code. (An above ground propane tank requires appropriate screening as outlined in Article VI, (B), (9) Enclosures, Ground Level.)

The written submission should include a rendering of the proposed fire pit structure including dimensions.

The fire pit structure should have a total fuel area of no more than 3 feet in width, diameter or length and should not exceed 2 feet in height.

The fire pit area will count toward the 25% maximum impervious surfaces lot coverage.

A fire pit structure will be allowed only on developed lots per local municipal ordinances prohibiting fires of any type on unimproved property including property where a permanent dwelling does not exist.

INSTALLATION

The fire pit structure:

- (1) Must be installed in accordance with all State, County and local fire codes.
- (2) May not be in the septic field area.
- (3) May not have a chimney component.
- (4) Must be placed a minimum of 10 feet from any combustible material including the primary structure, decks, walkways, patios, docks and all vegetation including trees and shrubs.
- (5) May not be in the dune area.
- (6) Must be placed in an area cleared of grass or vegetation and covered with a permeable non-combustible ground material such as sand, gravel or pea stone. The cleared area should extend a minimum of 2 feet beyond the dimensions or circumference of the fire pit structure.
- (7) May not be located within property setbacks.
- (8) May not be placed in the designated driveway or parking area.
- (9) Must have an extinguishing agent (such as a fire extinguisher) or water source in close proximity.