

# Kissing Camels Townhomes

3246 Centennial Blvd #102,  
Colorado Springs, Colorado 80907  
www. KCTownhomes.net

October 13, 2022

To: All Homeowners

**Re: Insurance Policy Number: ATESP02555-00, Case Number: 331179  
Grill & Heating Element Compliance**

Kissing Camels Townhomes are insured through the Insurance Centers of America (ICA Insurance). A requirement of this insurance policy mandates that homeowners are in compliance with the use of outdoor grills and heating devices.

- 1) Anything that produces heat (i.e., grills, chimeneas, outdoor heaters, deep fryers, electric skillets, George Foreman grills, electric smokers) need to be at least 10 feet from the building at ground level when in use. They must not be used under an overhang or eave.
- 2) All Grills, Smokers, and Outdoor Heaters must be removed from second story wood decks and balconies— no exceptions.
- 3) Charcoal grills are prohibited on the property.

*A grill is defined as a metal framework used for cooking food over a heat source. This would apply to propane, gas, electric, wood, or pellet.*

Grills/Smokers and outdoor heaters can be stored on the first floor/ground level within 10 feet of a building but must be moved away from the building when in use. Please ensure that grills are not used close to heavy vegetation or other combustible devices.

Leasing agreements must be amended to include compliance with our townhome insurance policy requirements for grills/smokers and heaters.

At the Direction of the Board of Directors,  
Condominium Homeowners Association of Kissing Camels Townhomes

Adrien Deberghes  
HOA President

cc: Board of Directors