

BRADFORD POINT PROPERTY OWNERS ASSOCIATION, INC.
HOMEOWNERS REFERENCE FOR OUTDOOR FIRE PIT GUIDELINES

OBJECTIVE – The purpose of this document is to provide Bradford Point Homeowners with some guidelines when enjoying the use of an outdoor fire pit. In addition, if you are contemplating installing a fire pit, guidelines are also provided in order to adhere to Township & County Zoning Restrictions, aesthetics, size, and location.

APPROVAL REQUIREMENT: If you want to install an outdoor fire pit, a homeowner is required to obtain prior approval from the Board of Directors. Your written request should be submitted on an Owner’s Proposed Improvement to Limited Common Elements. Review the guidelines below, it will help you to establish an installation plan. If you acquire a portable fire unit, no permission is required but all homeowners using portable fire units are requested to observe the guidelines outlined below.

OWNER SENSITIVITY TO THIS PRIVILEGE: The use of fire pits and portable units on Bradford Point Common Elements was discussed among Bradford Point owners during the August ’03 Owners Meeting where a new rule was proposed to ban outdoor fires. The new rule failed as 37 owners voted against the rule with 11 owners voting for approval. In order to continue this north woods tradition, all owners with outdoor fire pits or use portable fire units should always consider safety first and be considerate of their immediate neighbors.

INSTALLATION GUIDELINES – Following are some guidelines to be observed for an outdoor fire pit installation:

- 1) Be mindful of the 35 foot setback restrictions imposed by the Township and Vilas County. These ordinances govern land usage from the shoreline to 35 feet from the shoreline. If you know the rules, proceed with your written proposal to the Board. If not, it is suggested that you speak to a Board Member before you start on your proposed plan.
- 2) The interior dimension of the fire pit should not exceed 36 inches.
- 3) The fire pit will not be allowed in the lawn area and is required to be at least 50 feet from a residence.
- 4) If within the 35 foot setback area, the fire pit should be planned to be constructed in your “viewing area” which represents 15 feet either side of the dock or 30 feet from only one side of the dock.
- 5) The fire pit should be partially buried in the ground with sides tall enough to minimize ember disbursement should windy conditions exist.

USAGE GUIDELINES – Following are some guidelines to be observed when using your outdoor fire pit or portable fire pit:

- 1) If planning to start a fire in your fire pit, please observe the direction of the existing wind conditions. Under no circumstances should a fire be started if the prevailing wind blows directly towards an immediate residence.

- 2) If planning to start a fire, please be aware of the DNR's posted fire conditions. If the rating is High and prevailing wind is excessive, use common sense and do not start a fire.
- 3) Be safety conscious; watch and supervise your children around the fire, do not use flammable liquids to start the fire, do not leave the fire unattended, if unattended make sure the fire is out or under control, do not store your portable unit with embers, embers can remain hot for days, and always minimize your fire height.
- 4) Be neighbor sensitive; keep your night time hours at the fire pit reasonable, keep music and noise to a minimum, and maintain the area around your fire pit including removing chairs etc when not in use.
- 5) If storing wood for the fire pit, keep it stacked, attractive, and talk to your neighbors to determine an area that is acceptable. Never leave wood to be cut or split lying around common elements for an extended period.