

July 4th, 2011

IMPORTANT NOTICE

RE: BARBEQUING

Dear Owners and Residents,

We've had ongoing concerns regarding the safety of barbequing under covered spaces on balconies for sometimes now and, based on disturbing facts that have been brought to our attention lately, we've questioned the fire brigade and our property insurer about our concerns of potential propane tank explosion, accelerants being used with hibachi units that create excess smoke and potential damage to balconies railings and paint work, our building insurance liabilities and the potential for claim exclusions under our property policy. After said discussions, and given the lack of fire detection and the difficult fire brigade access to most balconies located on the inlet, we've come to the conclusion that barbequing in St James Court needs to be regulated as it is in most condominium buildings in North America and Europe where the majority of apartment buildings with similar stacked balconies prohibit any form of barbequing whatsoever.

Therefore, as of July 4th 2011, barbequing by gas-fired, charcoal, electrical or hibachi units is only permitted on ground floor level terraces and top floor units balconies PROVIDED barbequing takes place in the open space area within the property limits of said terraces and balconies as prescribed by the Fire Brigade and our building insurance policy to prevent fire and explosion damages to the buildings and people. Further:

(i) Ground floor barbeques must be moved away from under covered ceiling spaces to an open space within the limits of the terrace when being used.

(ii) While top floor balconies have enough ventilation to take care of heat, explosion and smoke from barbequing through the pergola, should said pergola be forced to undergo repairs or replacement due to damages or destruction caused by said barbeque heat, explosion or smoke, said repairs and/or replacement will be undertaken by St James Court at the cost of the owner.

Please remember to move the barbeques back to covered spaces after usage to prevent storms and hurricanes damaging them or moving them around and causing damages to the property.

We realize the unpopularity of this decision for some, including the Chairman of the Board, but this ban is recommended by the Fire brigade – whose fire code and regulations are being upgraded and tougher – and by our insurance providers in order to avoid coverage denial, to protect the buildings and to ensure the safety of our owners and residents. To be clear, this barbequing ban affects units 203, 204, 403, 603, 604, 606, 607, 608, 805, 806, 807, 808, 809.

House rules, property regulations and sub-leasing conditions will be updated accordingly.

Yours sincerely,

BRIAN HIGGINS – Property Manager

JC GALBRUN, Chairman of the Board