



In compliance with the Rockland County law on a smoking in multiple residence dwellings, the board has enacted a smoking policy as follows:

The smoking policy of the condominium is designed to meet, at minimum, compliance with all State, County and local regulations, including the New York State Clean Indoor Air Act, the Rockland County Sanitary Code, and Rockland County Local Laws concerning smoking in multiple dwellings. Upon enactment of a superseding or amending law, this policy shall immediately be deemed amended to remain in compliance.

Smoking is prohibited in all common areas, including but not limited to public hallways, and meeting or community rooms, as well as in all management offices, maintenance garages, shops, and storage rooms located on the community premises.

Smoking is prohibited under contiguous awnings or overhangs which are physically attached to the building.

No smoking signs are to be posted and to remain in all indoor public and/or employee areas of all multiple dwelling units.

All owners are obligated to advise prospective purchasers, tenants, residents and guests of this smoking policy. Occupants must be provided with a copy.

Smoking is permitted in all dwelling units, provided that no fume, smoke, or odor may escape from the unit into any other unit or any common area.

In the event the condominium board determines, in the sole and reasonable discretion, that smoking emanates from a particular unit and is not contained therein after notice of violation and reasonable time to cure, which time shall not exceed 10 days from the notice, smoking shall then be prohibited in that unit.

Neither the community nor the board guarantees any resident a 100% smoke-free environment. The implementation of the smoking policy is designed to comply with all laws, but creates no liability for an alleged failure of the smoking policy to work or for an alleged failure to enforce it.

This smoking policy is effective 5 days after it has been mailed to the unit owners, but in no event later than June 1, 2012.