


**REMINGTON TRAILS II TOWNHOME ASSOCIATION  
SMOKING RULES**

1. The term “smoking” means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, pipe or any device utilized for the inhalation of smoke or tobacco products, marijuana products or similar lighted products in any manner or in any form to include e- cigarettes or vaporizers.
2. In an effort to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) increased risk of fire from smoking; and (iv) the higher costs, if any, of fire insurance for a non-smoke-free building the Association adopts the following rules relative to smoking.
3. Smoking is prohibited anywhere on the Common Elements, or within twenty-five (25) feet of a building or Unit entrance, window, or door.
4. Smoking is prohibited anywhere on the Limited Common Elements, including the balcony or patio of a Unit.
5. Smoking is only permitted within the confines of the Units if the Unit Owner/occupant has taken steps to insure that none of the smoke, or odors from smoke, migrates into the Common Elements or other units. In the event of a complaint by any individual that smoking is emanating from inside the Unit into the Common Elements or other Units, all smoking activity must terminate until the owner/occupant can demonstrate to the satisfaction of the Board that he/she has taken appropriate steps to prevent the migration of smoke from the interior of the unit. The burden is on the unit owner desiring to permit smoking within the confines of the Unit to persuade the Board that the problem has been resolved. Owners should consider the installation of a filtration device, or other system that will prevent the migration of smoke into the Common Elements or other units.
6. Each day a complaint is received by the Board/Management shall constitute a separate violation and subject the Unit Owner to a reasonable fine as determined by the Board of Managers.

APPROVED this  2  day of  November , 2020.

**REMINGTON TRAILS II TOWNHOME ASSOCIATION**

By:     
Its President

ATTEST:  
By:     
Its Secretary