



HOPKINSON HOUSE OWNERS' ASSOCIATION

NO SMOKING RESOLUTION

The Hopkinson House Owners' Association Council has voted unanimously to adopt the following Resolution as an addition to the Rules and Regulations as previously distributed to the Unit Owners and Residents. This addition is in accordance with the Bylaws Article V. Powers and Duties of Council, Section 5.01 (5).

Based upon the following factors, the No Smoking Resolution has been adopted:

1. Smoking is a fire hazard.
2. Smoking is detrimental to the health of smokers and non-smokers.
3. Smoke travels through the building, permeates adjacent units of non-smokers, and adversely affects the enjoyment of their homes.
4. The survey taken of the Owners supported the passage of this resolution.
5. Similar policies adopted by other associations have not adversely affected the marketability of homes in those buildings.

WHEREAS, the Council has the power and authority under the Bylaws Article V. Powers and Duties of Council, Section 5.01 (5), be it

RESOLVED, that this Resolution known as NO SMOKING RESOLUTION contains the following provisions:

1. Effective September 1, smoking is prohibited in all common areas, limited common areas (balconies), and units in Hopkinson House.
2. This rule applies to all residents, guests, employees, and service providers.
3. The Approved Lease Addendum must contain the verbiage in this rule addition effective September 1. This applies to new leases and renewals and extensions of existing leases.

4. **Smoking Units:** Current Owners who occupy their units prior to September 1, or prospective buyers with an executed Agreement of Sale who will be residing in their units prior to September 1, will be permitted to smoke in their units for as long as they remain residents of that unit. When the *Smoking Unit* is sold, transferred, or rented, the smoking-permitted status will be withdrawn.
5. A tenant may continue to smoke in the unit until the end of the current term of the tenant's lease. The lease may not be extended or renewed unless the No Smoking provision is incorporated into the lease.
6. Residents disturbed by smoke from a *Smoking Unit* should file a complaint with the Management Office for investigation. Management may require remedial measures at the expense of the Owner of the smoking unit. These may include but are not limited to installation or reinforcement of smoke barriers at the perimeters of the unit, installation of an air pressure system, and/or installation of an air filtration system.
7. Complaints about smoke from a *No Smoking Unit* should be relayed to the Management Office for enforcement.
8. **Enforcement:** Violations of this policy are subject to warnings, fines, and further action by the Council.

I, Lawrence Meehan, Secretary of the Hopkinson House Owners' Association, certify that this Resolution as set forth was adopted by the Council at a duly constituted meeting held on July 19, 2012.

Date: July 24, 2012 Secretary: Lawrence F. Meehan