

## **COTTONWOOD PARK CONDOMINIUMS ASSOCIATION**

### **Resolution 17.1**

**SUBJECT:** Regulation of cigarette, cigar, and pipe smoking in Cottonwood Park Condominium Association.

**PURPOSE:** The purpose of the resolution is to enforce provisions of the Condominium Declaration of Covenants of the property known as Cottonwood Park Condominiums Association.

**AUTHORITY:** Articles III, paragraph A of the Bylaws for Cottonwood Park Condominiums Association,  
And

ARTICLE XVI, paragraph F, of the Condominium Declaration for Cottonwood Park Condominium, Nuisance: No noxious or offensive activity shall be carried on in any unit or in the Common Elements nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or occupants.

**RULE:** 17.1-1.1 Smoking of cigarettes, cigars, or pipes is prohibited on any deck, or patio connected to any Unit in Cottonwood Park Condominium Association.

17.1-1.2 Smoking of cigarettes, cigars, or pipes is prohibited within twenty (20) feet of any portion of a building on the property of Cottonwood Park Condominium Association,

17.1-1.3 Smoking of cigarettes, cigars, or pipes is prohibited inside the three laundry room facilities of Cottonwood Park Condominium Association.

17.1-1.4 Smoking of cigarettes, cigars, or pipes is prohibited within twenty (20) feet outside of and inside the children's playground and the tennis courts.

17.1-1.5 Smoking of cigarettes, cigars, or pipes is permitted only inside a Residential Unit of Cottonwood Park Condominium Association, unless it is expressly restricted by the lease for occupancy of the Unit by the Landlord of the Unit.

**ENFORCEMENT:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for the Cottonwood Park Condominium Association as follows:

**First Offense:** The unit owner will be notified in writing of the violation of the above smoking regulations. The Unit Owner will be required to cease smoking activities on a deck, patio, in a laundry room, or within twenty (20) feet of a building, the children's playground, or the tennis courts of Cottonwood Park Condominium Association. The owner may request a hearing with the Board of Directors.

**Second Offense:** The unit owner will be notified in writing of the second rules violation of the above smoking regulations. The Unit Owner will be required to cease smoking activities on a deck, patio, in a laundry room, or within twenty (20) feet of a building, the children's playground, or the tennis courts of Cottonwood Park Condominium Association and fined \$100.00,

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**Third Offense:** The unit owner will be notified in writing of the third rules violation of the above smoking regulations. The Unit Owner will be required to cease smoking activities on a deck, patio, in a laundry room, or within twenty (20) feet of a building, the children's playground, or the tennis courts of Cottonwood Park Condominium Association and fined \$250.00.

**Fourth Offense:** The unit owner will be notified in writing of the fourth, or any succeeding, violation of the above smoking regulations. The Unit Owner will be required to cease smoking activities on a deck, patio, in a laundry room, or within twenty (20) feet of a building, the children's playground, or the tennis courts of Cottonwood Park Condominium Association and fined \$500.00.

**NOTICE:** Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Cottonwood Park Condominium Association.

**EFFECTIVE DATE:** This rule shall become effective upon delivery to owners.

Adopted this 25th day of April 2017, by the Board of Directors of Cottonwood Park Condominium Association.

Original signed by Steve Foster,

President, Cottonwood Park Condominium Association