

854 W. 181 Corp
854 W. 181st Street New York, NY 10033

PURSUANT TO NEW YORK CITY LOCAL LAW 147 OF 2017

To all Residents of 854 W. 181:

We want all our shareholders/residents to be comfortable, happy, and respectful of others. As a community and Board, we are responding to both our shareholders needs and the local law with this smoking policy. We encourage everyone to conform to the principles of fairness and community and seek solutions which foster communication and improve the standards of living in our beautiful building.

Please see below the smoking policy for 854 W. 181, an addendum to our House Rules which goes into effect today, August 27, 2018. This policy is readily available on the building's website at www.854fortview.com.

Thank you,
The Board of Directors

SMOKING POLICY

There is no safe amount of exposure to secondhand smoke. Adults exposed to secondhand smoke have higher risks of stroke, heart disease, and lung cancer. Children exposed to secondhand smoke have higher risks of asthma attacks, respiratory illnesses, middle ear disease, and sudden infant death syndrome (SIDS). For these reasons, and to help people make informed decisions on where to live, New York City requires owners of all Class A multiple dwellings, including all cooperative corporations and condominiums, to adopt a "smoking policy" no later than August 28, 2018 and share it with all residents. For the purposes of the law, the "owner" of a cooperative is the Board of Directors.

Definitions

- a. **Smoking:** inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke.
- b. **Electronic Cigarette** (e-cigarette): a battery-operated device that heats a liquid, gel, herb or other substance and produces vapor for people to inhale.

Smoke-Free Air Act

New York City law prohibits smoking and using e-cigarettes of any kind in indoor common areas, including but not limited to, lobbies, hallways, stairwells, mailrooms, fitness areas, storage areas, garages and laundry rooms in any building with three or more residential units. NYC Admin. Code, § 17-505.

House Rule

Smoking is not permitted in the public areas within the building per House Rules (section IV, #32).

Policy on Smoking

1. No shareholder, or any other person (including, but not limited to, invitees, guests, or contractors) occupying or visiting an Apartment shall smoke in any common area of the building, including, but not limited to: entrances, elevators, hallways, basement, stairwells, fire stairs, amenity spaces, roof decks, courtyards, gardens, and within a radius of 30 feet outside the front, or any other, entrance of the building (all of the foregoing collectively "Prohibited Smoking Locations"). Each shareholder shall inform all persons that do or will occupy or enter an Apartment of this policy and shall be responsible for violations thereof.
2. No shareholder, or any other person (including, but not limited to, invitees, guests, or contractors) occupying or visiting an Apartment shall allow smoke or smoke odors to enter upon the hallways or other apartments.
3. Each shareholder shall inform his/her household staff, contractors, co-occupants, and guests of this policy.

Compliance

Compliance with this policy is mandatory for all residents, employees, and persons visiting the building, with no exceptions. Anyone who violates this policy is subject to a monetary penalty from both the NY Department of Health as well as a fine from the building. The fine for the first incident is \$200, with subsequent violations resulting in harsher penalties.

Complaint Procedure

Complaints about smoke and/or smoke odor drifting into a residential unit or common area should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke and sent promptly to our Property Manager, Greg DeLanoy, at gdelanoy@bluewoodsmgmt.com.

Actions taken upon receiving complaint:

- 1) A warning will be communicated by Management.
- 2) Two or more complaints will trigger an investigation by Management and meeting with the Board.
- 3) The Board will implement a fine based on review post meeting.
- 4) Fine will be deemed "additional rent" as provided for in the Proprietary Lease.