



DEEPDALE GARDENS CORPORATIONS SMOKING POLICY

At the January 29, 2014 Board of Directors meeting, with a quorum present, the following policy was duly approved.

In recognizing the dangers of secondhand smoke exposure to the health and wellbeing of Deepdale's residents, and acknowledging Deepdale's By-Laws, Proprietary Lease and House Rules restriction against the creation of a nuisance, the following rules shall be implemented on Deepdale Property, effective March 1, 2014:

1. Smoking is prohibited as described below:

Smoking is prohibited in all common areas and areas within 15 feet of entrances, windows, doors, and playgrounds. Common areas includes common hallways, Deepdale Management Office, Deepdale Maintenance Office, Deepdale Cares, laundry rooms, storage rooms, garages, garbage rooms and any other enclosed area under the direct control of Deepdale Gardens Corporations.

2. Definition of "Smoking":

"Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any form of lighted object or device that contains tobacco. Definition includes electronic cigarette devices.

3. Smoke Migrating from a Deepdale Apartment:

Smoke migrating from an apartment into an adjacent apartment shall be recognized by the Board of Directors as a nuisance, and thus a violation of the Deepdale Gardens By-Laws, Proprietary Lease and House Rules. Once the Board of Directors is provided detailed notice of the nuisance, a mandatory mediation will be required between the Complainant and the offending Shareholder in order to mitigate the nuisance. Failure to participate in the mediation or failure to take reasonable steps required to mitigate the nuisance will be deemed a material violation of the Deepdale Gardens By-Laws, Proprietary Lease and House Rules, and shall constitute grounds for fines, termination of the stock and Proprietary Lease, or any other remedy available to Deepdale Gardens under the law. All remedies hereunder shall be cumulative.

4. Applicability

These rules apply to shareholders, residents, and any other persons on the premises, including guests and servicepersons. Shareholders are responsible for their residents and guests while located on Deepdale Gardens property.

5. Enforcement

Violation of these rules shall be deemed a violation of the Deepdale Gardens By-Laws, Proprietary Lease, House Rules, and shall constitute grounds for fines, termination of the stock and Proprietary Lease, or any other remedy available to Deepdale Gardens under the law. All remedies hereunder shall be cumulative.