

Ventura at Bella Trae Condominium Association Inc.

No Smoking Policy (1/21/2015)

1. Policy Statement

No smoking will be allowed on the Lanai of any condo unit which is a Limited Common Element of the Association or in the breezeway/hallways/stairwell areas of the buildings which is a Common Element of the Association effective January 21st , 2015.

2. Scope

Only lanais and the breezeway/hallways/stairwell areas of each building are affected by this change.

3. Principles

Residents, tenants and guests who smoke elsewhere are asked to make an effort to limit the amount of smoke that intrudes into a neighboring unit. The close proximity of our homes to one another makes it difficult for adjoining units not to be impacted by secondhand smoke which can be a serious health issue for some people.

The Board believes that everyone should be able to open their windows and enjoy the fresh air. This is a limited action with the hope that we all can work together to enjoy our homes.

4. Compliance

One violation letter will be issued to the resident and if compliance is not achieved the Board will have the option to turn over the matter to the Associations legal counsel for enforcement or forward to the Fining Committee to approve a fine.