

WETHEROLE TENANTS CORP

New Amendment to Rules & Regulations Re: Smoking Policy Issued and Resolved by the Board on August 27, 2018 To be effective December 1, 2018

Pursuant to New York City Local Law 147 [WETHEROLE TENANTS CORP] has enacted new rules and regulations regarding smoking in outdoor, enclosed areas, and public areas of the building as required by law. This policy is mandated as per New York Laws governing all residential Class A buildings and is being implemented to comply with said laws. Any violations by residents of this new policy may subject such resident to a fine of up to \$2,000.00 under the city's new smoking policy law, and such resident would be required to reimburse the building if such fine was imposed against the building due to such resident's violations. If you are leasing your unit to a third party you must incorporate this policy into any lease or sublease agreement.

Smoking includes any type of burning of a substance that causes smoke or vapor including but not limited to: cigarettes, cigars, marijuana, vapor pens, vaporizers, cigars, and related devices.

Effective **December 1, 2018** there will no longer be any smoking of any form allowed in all common areas of the building.

Commons areas include but are not limited to: hallways, elevators, foyers, stairwells.

In addition there will no longer be any smoking of any form allowed in outdoor areas surrounding the building as follows:

Outdoor areas include but are not limited to: parking lots, enclosed garages areas if any, child play areas, pedestrian plazas and any area that is within Seventy Five (75) feet from any entrance or exit from the building.

With regard to indoor locations residents of the building may legally continue to smoke in their individual dwelling units provided such residents take active steps to prevent any smoke or noxious fumes from emanating into the above listed common areas. Residents are further encouraged to purchase air purification units if they choose to smoke within their residential dwelling to avoid any issues with smoke or odors affecting common areas outside their apartments. Please note that this privilege may be revoked in the future in the event of a vote by all shareholders/unit owners consistent with such bylaws of the building.

Further note that there will be no smoking in any form on any terraces, roofs, balconies or patios connected to dwelling units.

The Board has incorporated this smoking policy into the house rules / rules and regulations of the building effective **December 1, 2018**.