



Smoking/Vaping Policy

Effective Friday, June 24, 2022

Currently, smoking/vaping is already prohibited outdoors in all breezeways of each building and at the pool area. The Board has adopted a policy to prohibit smoking/vaping in several additional locations effective Friday, June 24, 2022.

1. As previously noted above, smoking/vaping is prohibited in all breezeways and/or entrances of each building.
2. Because the front porch of each unit is in such close proximity to the breezeways, the Board has adopted a policy to prohibit smoking/vaping on all front porches. **Please restrict smoking/vaping to your back porch only.**
3. Smoking/vaping is also prohibited near the entrances to all breezeways to all buildings regardless if they are located in the front or back of the building, including the side entry areas of buildings 300 & 500.
4. Smoking/vaping is also prohibited in all parking areas directly in front of all buildings. Smoking/vaping is permissible away from the buildings including by the dumpster, etc.
5. As previously noted above, smoking/vaping is prohibited at the pool area.
6. You must use an ashtray on your back porch for ashes and to extinguish cigarettes/cigars, etc. Do not flick ashes or cigarette butts over your banister onto bushes, pinestraws, walkways, parking areas or cars. Several years ago, there was an incident at building 100 where a resident started a fire in the bushes of a lower level unit by tossing his cigarette butt into the bushes below his front porch which then caused fire damage to the exterior of the building to his unit as well as the unit above him. Fortunately, no one was hurt. That resident no longer lives here. They moved out not long after this incident occurred and the Association charged that owner for all the repairs. This is a prime example of what can happen when ashes or cigarettes are disposed of improperly.

The board adopted this policy after numerous complaints from residents not being able to access their units without enduring heavy smoke-filled areas. This policy will hopefully alleviate some of the smoke from drifting into the breezeways. The smoke seems to dissipate more quickly on back porches and not drift into the breezeway. We recognize some residents suffer from various respiratory or pulmonary illnesses that are exacerbated by smoke. It is our intention to provide all residents access to their units in a smoke-free environment.

Violation fines will be issued for each offense with the fine increasing each time (\$50 1st offense, \$100 2nd offense, \$150 3rd offense, etc...). This new policy will be posted on our website shortly

We want to be friends with our neighbors. Please understand that if the Board witnesses a violation or it's reported to us or our property manager, we are obligated to act upon it.

Thanks in advance for your cooperation,
Hembree Creek Board of Directors