

RIVERFRONT CONDOMINIUM ASSOCIATION

SMOKING POLICY

Adopted on January 19, 2023

Effective as of January 19, 2023

This Smoking Policy is adopted by the Board of Directors (the "Board") of the Riverfront Condominium Association (the "Association") pursuant to Article II(f) of the Articles of Incorporation, Section 4.4 of the Master Deed, and Sections 6.1, 6.4(G), 6.6(B), and 6.14 of the Bylaws. All previous policies regarding smoking are rescinded and replaced with this Smoking Policy effective immediately.

SMOKING POLICY

The Board has received several complaints regarding cigarette and other smoke being present in the common element hallways and seeping into surrounding Condominium units. In an effort to ensure that all co-owners are able to use and enjoy their own Condominium units and the shared common elements, without unreasonable interference from cigarette and other smoke, co-owners who smoke within their Condominium unit, or who permit their guests, tenants, residents, and/or non-co-owner occupants to smoke within their Condominium unit, are encouraged to take the following steps in order to limit or eliminate the smoke that may enter the shared common elements or another co-owner's Condominium unit: (1) install weatherstripping around the inside frame of the Condominium unit's entry door; (2) install a door sweep on the Condominium unit's entry door; (3) install an air purifier with HEPA carbon filters that will accommodate the Condominium unit's size; and (4) seal all penetrations in walls, ceilings, and floors.

Co-owners who do not smoke within their own Condominium units also are encouraged to take the above-described steps to help limit or eliminate the smoke that may enter their units.

In the event the Board receives complaints about cigarette or other smoke infiltrating another co-owner's Condominium unit or the shared common elements, the Board will investigate the complaint and, in its discretion, determine whether or not a violation of the Condominium Documents has occurred. If the Board determines that the cigarette or other smoke has violated the Condominium Documents, then the Board reserves the right to take all legal action permitted under the Condominium Documents, including, but not limited to, the assessment of fines and legal action.

This Smoking Policy has been adopted by the Board on the date indicated above.

Riverfront Condominium Association

/s/ John Ziraldo

By: John Ziraldo

Its: President

/s/ Alicia Rodgers

By: Alicia Rogers

Its: Vice President

/s/ Tony Tullio

By: Tony Tullio

Its: Treasurer

/s/ Kristin Felgenauer

By: Kristin Felgenauer

Its: Secretary

/s/ Marla Donovan

By: Marla Donovan

Board Member

/s/ Patricia Harrison

By: Patricia Harrison

Board member

/s/ Aaron Fischer

By: Aaron Fischer

Board Member