

Smoking Policy

Bull City Commons Cohousing

We value the health, well-being, and quality of life of our members and do not want any members of our community to be negatively impacted by secondhand smoke, which is known to be harmful to human health. For that reason, we will add a provision to our covenants which expressly prohibits smoking of tobacco products and we will develop rules that impose a fine of up to \$100 per day per violation. Repeated violations can result in a lien being placed on the unit and a forced sale to satisfy the lien. We will also make sure that our marketing materials emphasize that we are a non-smoking community.

We do not wish to impose restrictions on what members can do in their units unless it is necessary to protect the health, well-being, and quality of life of our members. We recognize that the health effects of second-hand vaping are not currently known, particularly in relation to persons who are in neighboring units. As a precaution, we will protect the health of the community by prohibiting residents from using nicotine vaping devices, while allowing the use of such devices by short-term visitors/guests in the unit of the resident with whom they are visiting. No vaping devices may be used in common indoor spaces or common outdoor spaces.

Therefore, our smoking and vaping policy is as follows:

Smoking: There shall be no use or smoking of tobacco products in any part of the Condominium, including individual units, common spaces, and outdoor spaces. This expressly prohibits the smoking of tobacco products by any method, including cigarettes, cigars, pipes, and all other smoking devices.

Vaping: E-cigarettes and any vaping devices may not be used by residents, but may be used by short-term (30 days or less) visitors/guests only in the condominium unit of the resident that the guest/visitor is visiting. Short-term visitors/guests may not use vaping devices in the guest rooms or in any common indoor or outdoor space.