



**CROFTON PERDUE  
ASSOCIATES, INC.**

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October 2020

Dear Lake Breeze Homeowner:

On March 14<sup>th</sup>, 2019, the attached letter was sent to all homeowners of Lake Breeze Condominiums, regarding the smoking policy.

Last year, at the request of a few homeowners, the Board consulted an attorney to verify that a smoking policy is within the Board's responsibilities, and clarify what has been in place for years.

Recently, there have been complaints about homeowners and/or their guests smoking near entrances, and leaving cigarette butts on the ground; One of the cigarette receptacles, near the entrance melted due to live embers. Therefore, this letter is to once again notify and remind all homeowners that the letter dated March 14<sup>th</sup>, 2019 is still in effect.

Receptacles and picnic tables have been placed to help smokers know where smoking is allowed. This rule was put in place to alleviate environmental and health concerns brought to us by owners.

If you have any questions or concerns, please contact our office, Crofton Perdue Associates, Inc., at 585-248-3840.

Regards,

Stacey Brandon,  
Property Manager

## NO SMOKING IN COMMON AREAS – TO INCLUDE 20 FEET FROM THE BUILDING

March 19<sup>th</sup>, 2019

Dear Residents:

*As you know*, it is stated in the bylaws that smoking is prohibited in all common areas of our building. Common areas include but are not limited to, hallways, storage units, shared space in the basement, lawns and gardens, driveway, sidewalks and other common building facilities.

In the past we have enforced the restriction in the indoor common areas. Now, in order to provide a healthier environment for our residents and guests, our property is expanding that boundary to include a portion of the outdoor common area. We are applying that same no smoking rule in common areas to include 20 feet from the building. The intent is to make entry ways smoke free and to allow homeowners to open their windows without smoke coming in. This accommodation should make Lake Breeze more comfortable for everyone.

Effective immediately, smoking is no longer allowed 20 feet from the building. The receptacles will be moved to accommodate this distance.

Should there be any question, smoking includes the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco, or other similar lighted product as well vaping.

Please inform your guests that smoking is prohibited in the common areas, to include 20 feet from the building. As a reminder, homeowners are responsible for their guests should they violate this smoking policy.

If you have any questions or concerns, please contact our management company DBI Properties at 585-225-2780.

Regards,