

# EAST RIVER HOUSING CORPORATION



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## East River Housing Corporation Smoking Policy

It is the smoking policy of East River Housing (the "Corporation") that the smoking of any product is prohibited in the common or public areas of the property of the Corporation, including, but not limited to, garages and parking areas, walkways, parks, lobbies, hallways, staircases, balconies/terraces, bike-rooms, fitness center and all indoor and outdoor common or public areas including all entrances and exits to the buildings and park areas. No shareholder shall smoke, or permit smoking by any occupant, agent, employee, hirees, invitee, contractor, guest, friend, or household or family member anywhere on the common areas of the property or within 30 feet of any Corporation building, apartment, commercial office, lobby-window or door.

There are many cooperators who are not allowed by their spouses, family, partners, etc. from smoking in their apartment for health reasons. As these smokers seek other locations to indulge, there is no reason for other cooperators to suffer the ill effects or foul odors that result.

Smoking in violation of this policy shall constitute a nuisance and material violation of the terms and provisions of the Corporation's Proprietary Lease and other governing documents, and may subject the violator to the imposition of fees and legal action. The term "smoking" shall include smoking, carrying, burning, or otherwise handling or controlling any lit or smoldering product containing tobacco or marijuana, including but not limited to cigarettes, cigars or pipes and e-cigarettes of all types.

New York City now also prohibits smoking in all public housing units. While the Corporation is not ready to outright prohibit such behavior at this time, as a courtesy and for the health and safety of all cooperators, smokers are asked to refrain from smoking inside apartments especially in rooms near front doors where the noxious odors will naturally travel into the common floor hallways. Smoking on balconies is prohibited and a fire hazard.

We believe that the absence of any smoking product in and around our buildings will contribute to a cleaner and healthier environment for us all.