

YORKSHIRE MEADOWS HOA

RULE REGARDING SMOKING

According to Utah Second Hand Smoke Amendments: The second hand smoke amendments were passed by the Utah State Legislature in 1997. These amendments apply specifically to tobacco smoke that drifts into any residential unit a person rents, leases, or owns, from another residential or commercial unit.

The amendments:

- Give authority to condominium associations to restrict smoking in units, common area, and yard space §57-8-16-7(a) (b).
- Establish that any tobacco smoke that drifts into any residential unit a person rents, leases, or owns is a nuisance under the law §78B-6-1101(3).
- Provide that residents of condominiums, apartments or private homes may seek injunctive relief and/or damages if exposed to nuisance tobacco smoke §78B-6-1101(3).

According to Yorkshire Meadows CC&Rs 5.2.6: “No noxious, dangerous or offensive activity shall be carried on in any unit or in the general or limited common areas and facilities, nor shall anything be done therein which may be or become an annoyance or nuisance to other owners.”

RULE

Smoking at Yorkshire Meadows is not allowed in all common areas such as open grassy areas, roads or within 25 feet of any building. Also smoking is not allowed in limited common areas such as decks, patios, carports, stairwells, etc. This includes, but is not limited to, anything that releases toxins, such as cigarettes, cigars, pipes, e-cigarettes, beedis, hookahs, vaporizers, and bongs.

If you smoke in your home, please consider smoke traveling outside your home and being a nuisance to your neighbors. Your neighbors may have a legitimate complaint. Also, if possible, we encourage neighbors to talk to each other and try to resolve the problem. It is possible the smoker may not realize their smoke is bothersome to their neighbors. Landlords are responsible for letting their tenants know about the rules at Yorkshire Meadows.

FINE

1st Offense \$25; 2nd Offense \$50; 3rd Offense \$100; up to \$500 per month.

If you see someone violating the smoking rule, please email hoa@krelite.com. If possible please take their picture or get another person to witness the violation.

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