

Subject: Smoking Common Areas- Nuisance
Date: Friday, February 26, 2021 at 5:16:19 PM Mountain Standard Time
From: Truman Homes
Priority: High

Dear Residents,

We have received complaints regarding people smoking on common property areas, such as the front sidewalk and bench area, as well as the smell of smoke in the hallways.

Pursuant to clauses 64(c)(iii) and 64(c)(xi) of the bylaws (clause copied below) **smoking is not permitted on common property anywhere on site.**

Furthermore, the **smell/smoke of cigarette smoke escaping from your unit is in violation of the bylaws.** Any smell or smoke that emanates from your unit into the common property is considered a nuisance.

The Condo Corporation will issue fines for further violations of this. No further notice will be provided.

The first offence will be \$250, \$500 for a second offence and \$1,000 for a third offence as well each offence thereafter.

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Thank you for your cooperation to adhering to the condo bylaws.

(ii) make or permit noise in or about any Unit or the Common Property or allow any odour to emanate or escape from the Unit which, in the opinion of the Board, constitutes a nuisance or unreasonably interferes with the use and enjoyment of a Unit or the Common Property by any other Owner or Occupant. No instrument or other device shall be used within a Unit which in the opinion of the Board causes a disturbance or interferes with the comfort of other Owners. No workman or contractor shall be permitted to do any work in any Unit that would disturb any other residents between the hours of 6:00 p.m. and 8:30 a.m. on weekdays or at any time on Saturdays, Sundays or legal holidays without the prior written consent of the Board;

(xi) smoke (tobacco, cannabis or any other substance) anywhere on the Common Property or the Managed Property except on a balcony or patio and the Owner shall dispose of smoking material into a fire retardant receptacle placed on such balcony or patio which receptacle shall be filled with either sand or water. An Owner shall not throw any smoking or combustible materials whatsoever out of windows, over balconies, or onto any Common Property or Managed Property;

On behalf of Gateway Condo Corp.