

**MARLBOROUGH HOUSE OF PALISADES PARK
CONDOMINIUM ASSOCIATION INC
333 Grand Avenue
Palisades Park, NJ 07650**

May 21, 2015

SMOKING POLICY

Dear Residents,

We are pleased you have chosen to reside at Marlborough House of Palisades Park. The SMA Management Inc. and Board of Director decided to adopt a no-smoking policy for Marlborough House of Palisades Park for a number of reasons:

1. **To provide a safe and healthy place to live:** Secondhand smoke is a serious health hazard. Studies have shown that tobacco smoke can travel from the end of lit cigarettes to all other areas of a building. It can travel through the plumbing, electrical system, through cabinets and closets, ceiling fans, fireplaces, ventilation systems, under doors and through holes in the wall. When residents smoke outside on patios, balconies, and in courtyards, the smoke can enter through windows and doors, even when they are closed.
2. **To reduce fire risks:** Cigarettes are the top cause of residential fire-deaths in U.S and the leading cause of outside home fires, many of which become structure fires.
3. **To keep property values high:** Most of people prefer housing where smoking is not allowed (even smokers don't smoke in their own homes.) Today, homes that smell like smoke are at a distinct disadvantage in the market.

Here is the smoking policy was passed from Board Meeting on 5/8/2015. This policy will be applied to Marlborough House of Palisades Park By-Law:

1. No smoking is allowed in the unit or anywhere inside of Condominium.
2. Once smoking issue is notified, Management Company will send first time notice of violation to the related unit owner.
3. For the second notice of violation to the violated unit owner, there \$500.00 will be issued for cigarette smoking in condominium.
4. Management Company will make lien to the related unit owner if the unit with smoking issue does not cooperate with Management Company to make smoke free condominium.

Please be advised that the policy above mentioned will be effective as of June 1, 2015.

본인의 건강과 빌딩의 안전을 위하여 2015 년 6 월 1 일부터 유닛내, 빌딩내에서 흡연을 금지합니다.

1. 첫번째 경고: 유닛주인에 경고장 전송.
2. 두번째 경고: 500 불의 벌금.
3. 세번째 경고: 벌금은 유닛 주인 이름으로 콜렉션 회사로 넘어갈것임.

SMA MANAGEMENT INC

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