



POLICY FOR A SMOKE-FREE PROPERTY

This policy creates a smoke-free living facility at Gloucester Towne. This policy provides for a smoke-free environment on the entire property. This policy allows for "grandfathering" of existing residents who are smokers to smoke only in their existing apartments and designated exterior area for a specific period. Gloucester Towne on **February 1, 2018** will be a totally a smoke-free building. Any grandfathered residents will no longer be exempt at that time.

Policy Findings

Based upon the wealth of private and public information related to environmental damage that is caused from tobacco smoke and the risk of second-hand smoke to non-smokers, the management at Gloucester Towne finds and declares that the purposes of this Policy are:

1. to protect the public health and welfare by prohibiting smoking at Gloucester Towne and;
2. to guarantee the right of non-smokers to breathe smoke-free air and to recognize that this right shall have priority over the desire to smoke.

Definitions

For purposes of this Policy, the following definitions will apply:

1. "Enclosed Area" means all space between a floor and ceiling which is enclosed on all sides by solid walls or windows (exclusive of door or passageways) which extend from the floor to the ceiling.
2. "Resident" means an occupant and user of Gloucester Towne.
3. "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe, weed, plant, or other related substance or product.
4. "Grandfathered Residents" are residents who prior to **January 1, 2010 (original date of policy)** have requested and established to Management that they are smokers and who have requested this status and been approved as "grandfathered residents" under that policy.

Regulations of Smoking

Article 1: Smoking shall be prohibited at Gloucester Towne in all enclosed and unenclosed areas. This includes, but is not limited to, the entire property and all common areas, individual apartments, hallways, stairs, lobby and reception areas, lounges, elevators, restrooms and any other area.

Article 2: If there are current residents at Gloucester Towne who were both a) residents of Gloucester Towne, and b) current smokers after January 1, 2010 (date of original policy), and were permitted to smoke in the outside designated area only, will be permitted to continue this practice until January 31, 2018. After January 31, 2018, no outside designated area will be provided.

Article 3: Notwithstanding any other provision of this Policy to the contrary, smoking shall be prohibited on the entire property of Gloucester Towne except that "grandfathered residents" may smoke solely in their individual leased apartments and no others. "Grandfathered residents" must keep the door of their individual unit closed at all times except when the door needs to be opened for ingress and/or egress to the residential unit.

Article 4: If there are no "grandfathered residents" at Gloucester Towne, then smoking shall be prohibited on the entire property of Gloucester Towne, in accordance with the provisions of this Policy.

Applicability

Article 5: All residents that signed an original Lease Agreement prior to Effective date of the original policy dated January 1, 2010 policy may continue to smoke in their apartments and outside designated area until January 31, 2018.

Article 6: All residents whose original Lease Agreement commences on or after February 1, 2018, will not be permitted to smoke anywhere on Gloucester Towne property.

Article 7: Effective February 1, 2018, no resident (regardless of resident's original occupancy date), family, guest, visitor or employee is permitted to smoke on the property or in any common area which includes, but is not limited to, the laundry/mailroom, basement, lobby areas, stairways, vestibules, foyers, community rooms and/or offices.

Article 8: The smoke free policy of Gloucester Towne shall be communicated by management to all employees and residents at least 30 days prior to its effective date, and prior to entering into a lease agreement with any new resident.

Article 9: Management shall supply a written copy of the smoking free policy to all existing or prospective employees and/or residents at Gloucester Towne

Posting of Signs

Article 10: "No Smoking" signs shall be clearly, sufficiently and conspicuously posted at every entrance to Gloucester Towne.

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Article 11: This policy shall be effective immediately from and after the date of its adoption, **February 1, 2018.**

Article 13: All ashtrays and all other smoking paraphernalia shall be removed from the outside designated area pursuant to this policy.