

PLEASE READ NOTICE

THE RESERVE ON THE EAGLE RIVER

RESOLUTION TO PROHIBIT SMOKING IN COMMON AREAS

This Resolution was adopted by the Board of Directors of The Reserve on the Eagle River Owners Association at its regularly scheduled meeting held on May 20, 2013..

From time to time, the Association's Board of Directors has received complaints from residents who have encountered second-hand tobacco smoke while using the common areas within the Association. Tobacco and marijuana smoke, including second-hand tobacco smoke is a known carcinogen. In addition, the Board of Directors believes that the large majority of residents in the community find the smell of tobacco and marijuana smoke objectionable.

Article 3 Section 3 of the Association's Declaration authorizes the Board of Directors to adopt reasonable rules and regulations regulating the use of the Association's common areas.

IT IS HEREBY RESOLVED, that the Board of Directors hereby adopts the following rule, which shall become a part of the Association's Rules and Regulations, enforceable in like manner with all other Rules and Regulations:

Section 16. Smoking Prohibited in Certain Areas.

Smoking is prohibited on all common areas of the Reserve community, whether indoors or outdoors. Without limiting the generality of the foregoing, this prohibition applies to association's common areas, such as clubhouse / swimming pool / landscaped common areas / hallways / the general common element patio / deck. Smoking is defined as including carrying, burning or otherwise handling or controlling any lighted or smoldering product containing tobacco or marijuana, including, but not limited to, cigarettes, cigars or pipes. Each owner is responsible for the compliance with this rule by the owner and all residents within the owner's unit, and for all guests and invitees of such owner. Violations of this rule may result in a fine pursuant to the Association's fine schedule as adopted and amended from time to time by the Board of Directors.

Any questions or comments please contact management