

SEACOAST GARDENS TWO SMOKING POLICY

Recognizing that smoking often negatively impacts the quiet enjoyment of the Seacoast Gardens Two beach environment and vacation atmosphere for non-smokers, this policy on smoking on or in the common elements is hereby adopted.

Various forms of this policy currently exist in various rules and regulation documents that have been enacted over the years. This policy shall serve to merge these into one formal policy. As such, this policy shall supersede any prior policy on the subject implemented by Seacoast Gardens Two as of the date of the adoption of this policy.

A. Owners.

The Seacoast Gardens Two Association (“Association”) shall have no authority to regulate smoking by Owners, or their guests or tenants, within the Owner’s respective condo unit. As such, Owners may smoke within the Owner’s condo unit provided the windows and doors remain closed.

The balconies of condo units are considered Association common property and NOT considered within the respective condo unit. As such, there shall be no smoking on the balconies.

Likewise, smoking shall not be permitted in any other Seacoast Gardens Two common area, including but not limited to: the courtyard area, the pool area, the deck area, the shuffleboard court area, the clubhouse, the parking lot, or the area between the front of the buildings and the beach.

B. Guests of Owners.

Any guest of any Owner may smoke, at the sole discretion of the Owner, within the Owner’s condo unit provided the windows and doors remain closed.

The balconies of condo units are considered common property and NOT considered within the respective condo unit. As such, there shall be no smoking on the balconies.

Likewise, smoking shall not be permitted in any other Seacoast Gardens Two common area, including but not limited to: the courtyard area, the pool area, the deck area, the shuffleboard court area, the clubhouse, the parking lot, or the area between the front of the buildings and the beach.

C. Tenants of Owners.

Smoking by Tenants shall be a matter between the condo unit Owner and it's respective Rental Management Company (or Owner if it is self-managed). If the Owner grants permission to allow smoking within the Owner's condo unit, and the management company is agreeable to this, Tenants may smoke within the Owner's condo unit provided the windows and doors remain closed.

The balconies of condo units are considered common property and NOT considered within the respective condo unit. As such, there shall be no smoking on the balconies.

Likewise, smoking shall not be permitted in any other Seacoast Gardens Two common area, including but not limited to: the courtyard area, the pool area, the deck area, the shuffleboard court area, the clubhouse, the parking lot, or the area between the front of the buildings and the beach.

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