

Longfellow Hall Condominium.

111-14 76<sup>th</sup> Avenue  
Forest Hills, NY 11375

August, 2018

Dear Unit Owner/Residents:

Longfellow Hall Condominium is hereby giving notice to all residents and owners of the Condo's smoking policy pursuant to New York City's newly enacted Local Law 147/2017 which policy is in accord with the existing NYC 2002 Smoke Free Air Act (the "Act"). This act was implemented due to the fact that the harmful effects of secondhand smoke caused by indoor smoking are simply too great to ignore.

Longfellow Hall Condominium has been, and will continue to be in compliance with the Act and be smoke-free in all enclosed areas except within a unit owner's actual dwelling unit and all common outdoor areas except as below. This means that there will be no carrying or use of a lit tobacco product, including e-cigarettes, hookahs and vaporizers (meaning any electronic device that provides a vapor of liquid nicotine and/or other substances to the user as she or he simulates smoking), in any indoor common spaces including but not limited to, porches, vestibules, laundry rooms, garages/parking lots, playgrounds and as may otherwise be prohibited by law. In addition, smoking shall be forbidden on any terraces within the apartments or within 100 feet of any entrance to the building that make up the condominium.

- The Condo's smoking policy always has been, and will continue to be, applicable to all owners, renters, invitees of tenants, guests and any other person on the premises, maintenance personnel and staff.
- In accordance with Local Law 147, in the event a unit owner shall rent his/her unit, the unit owner must incorporate this smoking policy into any rental. Any unit owner selling the shares appurtenant to their unit must incorporate this smoking policy into the contract of sale. The Condo notes that Local Law 147 provides for civil penalties levied by the Board of Health in the event these required disclosures are not complied with; specifically, Local Law 147 provides for civil penalties in the event of any violation as follows: First violation: \$200 to \$400; Second violation, if within 12-months of first violation: \$500 to \$1000; Third or subsequent violation, within 12-month period: \$1000 to \$2000
- The Board will be amending the Condo House Rules to incorporate the Condo's smoking policy set forth above in accordance with Local Law 147.

Thank you for you cooperation and compliance with the Condo's smoking policy and the Act.

Very truly yours,  
Board of Managers