Country Hills Landing
Smoking Policy Effective April 1, 2019

Country Hills Landing is committed to providing a healthy, comfortable and productive work environment for all employees, guests, tenants and owners entering the Country Hills Landing premises. The smoking policy is to be read in conjunction with the following Bylaws.

BYLAW SECTION 57- Use and Occupancy Restrictions.

a) In this Bylaw the term "Owner" includes a Tenant or an Occupant;

b) An Owner **SHALL NOT**:

xx smoke (whether cigarettes, vaping products, marijuana/cannabis or otherwise) within fifteen (15) feet of any doorway or on the Common Property. Further, an Owner shall not throw cigarette butts, matches or other smoking or combustible materials out of windows or anywhere on the Common Property. An Owner shall attempt to restrict smoke or other noxious substances from entering adjoining Units;

xxi grow marijuana/cannabis plants or any other similar substance in the Unit or on the Common Property of the Condominium at any time;

POLICY:

1) All forms of tobacco and cannabis use will be strictly prohibited in the building and within (15) feet of any doorway, window and on the common property per the condominium corporation Bylaws as noted above.

2) Failure to comply with the smoking policy in conjunction with the Condominium Corporation Bylaws will result in the following monetary sanctions.

    a. For the first instance of non-compliance, a $500.00 monetary sanction will be served upon the party in breech of the policy under the bylaws.
    b. For the second and subsequent instance of non-compliance, a $1000.00 monetary sanction will be served on the party in breech of the policy under the bylaws.
    c. Each week of a continuing breach shall be deemed a contravention of a Bylaw, and the maximum amount of monetary sanction imposed for a continuing contravention is $1000.00 for the first week and $2500.00 for each week, to a maximum of $13,500 for a sanction arising from the same event or series of events;

3) Where a person fails to abide by a non-monetary sanction or to pay to the Corporation a monetary sanction imposed hereunder, the Corporation may proceed under the Act to enforce the sanction. Where the Corporation takes such proceedings, the Owner in breach shall be responsible to pay the Corporation's legal and other related expenses in respect of the proceeding on a solicitor and own client indemnification basis.

The Country Hills Landing Board of Directors thanks you
for abiding by the above policy!