

April 24, 2018

**Re: Smoking Policy Update**

Dear Shareholders and Residents,

In August of 2017 Mayor DeBlasio passed legislation that requires all NYC cooperatives and condominiums to adopt formal smoking policies that are in compliance with The New York City Department of Health and Mental Hygiene's Free Air Act of 2003.

Be advised that in response to this and for the health of our shareholders and residents, the Board of Directors has adopted the attached policy to be effective beginning August 28th, 2018.

The Board will be amending the House Rules to include this policy and any shareholders intending to sell or lease their apartment must also include it in their sale or lease agreement.

As always, if you have any questions or concerns, please contact the board at [board@thepinehurst.org](mailto:board@thepinehurst.org)

Best regards,

The Board of Directors  
447 Fort Washington Owners' Corporation



Board of Directors  
447 Fort Washington Avenue  
New York, NY 10033

[board@thepinehurst.org](mailto:board@thepinehurst.org)



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447 Fort Washington Avenue  
New York, NY 10033

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## House Rules: Smoking Policy

Effective: August 28, 2018

No smoking shall be allowed in any common area of the building (including, but not limited to the basement storage area, gym, laundry room, super's workshop/office, mechanical areas, lobby, elevator, vestibule, stairways, hallways, courtyards or rooftop). In addition, smoking is also prohibited within 25 feet of any building entrance.

This policy applies to all shareholders, residents, sublets, guests, and workers, and covers the smoking of tobacco or any other substance including, but not limited to cigarettes, e-cigarettes, cigars, marijuana or any substance legal or illegal under New York State law.

Violations of this policy will be considered a violation of the House Rules and the Proprietary Lease.