



ADDENDUMS TO RESIDENTIAL LEASE AGREEMENT

No Smoking Addendum

This community has a 100% no smoking policy. Smoking of any kind is absolutely prohibited inside of the buildings. That means anywhere within your apartment, anywhere within the hallways and corridors, any laundry area and any basement or storage area or the leasing office. If you must smoke on the property, you must do so OUTSIDE of the building. Outside of the building means out on your patio or balcony (if applicable) or NOT INSIDE of the building. It does not mean smoking inside of your apartment and blowing the smoke outside of an open window or smoking in your bathroom and blowing the smoke into a bathroom vent. This applies to both tenants and all guests of tenants.

This prohibition covers smoking of any kind without regard to its legality. This includes marijuana whether considered medicinal or not. Pipes, cigarettes, Hookah’s, cigars or any other device or apparatus used to smoke ANYTHING falls within this prohibition. Burning incense or candles is also prohibited.

For the purpose of this policy, the practice of “Vaping” of any substance is prohibited should it cause odors or other effects deemed by management to be a nuisance to the property or offensive to other residents. “Vaping” is the act of inhaling a substance through water vapor using an electronic cigarette (e-cig or e-cigarette), electronic vaping device, personal vaporizer (PV), digital vapor device or electronic nicotine delivery system (ENDS).

Should you choose to smoke outside of the building or on your patio, please discard your butts or ashes appropriately. Do not discard cigarette butts on the lawn or in the landscaping. If you smoke on your patio we recommend you provide a container such as a coffee can to contain your cigarette butts to be properly disposed of later.

At Carriage Green Apartments, there are designated outdoor smoking areas at the *back* of each building. Smoking is not permitted outside the front of the buildings.

The fines/penalties for failing to comply with this policy are:
First Offense: \$500.00 fine and a final warning
Second Offense: \$1,000.00 fine and immediate eviction to commence.

A violation of this policy by one tenant is considered a violation by everyone on the lease per the joint and several provision of the lease.

I (We) fully understand the above No smoking Policy and have all questions regarding the policy answered to my (our) satisfaction

I (We) agree to abide by the No Smoking Policy and refrain from smoking of any kind within the building or common areas as described above.

I (We) understand that if I (We) violate this policy I (We) understand and agree to the above described penalties and fines.

I (We) understand that the policy also applies to any and all of my guests. I (We) am (are) responsible for communicating the policy to my (our) guests and are responsible ultimately for the actions of my (our) guests.

Tenant’s Names (Signatures)	Date	Tenant’s Names (Signatures)	Date
1. _____	_____	4. _____	_____
2. _____	_____	5. _____	_____
3. _____	_____	6. _____	_____

Landlord or Agent

Date
