

SEACOAST GARDENS TWO SMOKING & VAPING POLICY

Recognizing that smoking and vaping often negatively impacts the quiet enjoyment of the Seacoast Gardens Two beach environment and vacation atmosphere for non-smokers, this policy on smoking and/or vaping 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 or vaping by Owners, or their guests or tenants, within the Owner’s respective condo unit. As such, Owners may smoke or vape 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 or vaping on the balconies.

Likewise, smoking or vaping 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 or vape, 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 or vaping on the balconies.

Likewise, smoking or vaping 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 or vaping by Tenants shall be a matter between the condo unit Owner and its respective Rental Management Company (or Owner if it is self-managed). If the Owner grants permission to allow smoking and/or vaping within the Owner's condo unit, and the management company is agreeable to this, Tenants may smoke or vape 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 or vaping on the balconies.

Likewise, smoking or vaping 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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