



UNIVERSITY TOWERS OWNERS CORP.

**AMENDMENT TO RULES
NO SMOKING**

In accordance with the Connecticut Common Interest Ownership Act and C.G.S. Section 47-261b, University Towers Owners Corp. hereby adopts the following new Rule regarding smoking:

New Rule


- (a) On September 21, 2021, University Towers adopted a Non-Smoking Rule and became designated as a non-smoking building. On the date of adoption current renters and shareholders were exempt from the non-smoking provisions within the confines of their own apartments only. The non-smoking provisions still applied to them in all other spaces in and around the building including all balconies. For purposes of this Amendment the term "Grandfathered Renters and Shareholders" includes all renters and shareholders who were grandfathered into the Non-Smoking Rule adopted on September 21, 2021. Except as otherwise provided herein, this Rule shall apply to all occupants and shareholders at University Towers.
- (b) Smoke, Smoking, and Electronic Smoking Devices are strictly prohibited in or on all Common Elements, including all interior and exterior areas of the Community, the buildings, interior apartment spaces, public spaces, service spaces, and balconies. This prohibition includes, but is not limited to, all smoke including smoke caused by the use of tobacco, cigars, cigarettes, pipes, marijuana and/or any other substance. Smoke shall not enter a Limited Common Element such as a deck or patio.
- (c) Smoke and smoking is still allowed within a Unit for Grandfathered Renters and Shareholders **so long as the smoke is contained within the Unit**. For example, if smoke can be smelt or detected in a common hallway, the Grandfathered Renters and Shareholders are in violation of this Rule.
- (d) If Grandfathered Renters and Shareholders smoke inside a Unit, the smoke cannot escape, inadvertently or otherwise, into another Unit as this would require the smoke to travel through a Common Element or Limited Common Element such as a wall, duct, vent, or pipe.
- (e) If a complaint is received, the complaint shall be deemed reasonable and valid.

Complaining owners need not prove the smoke “bothers” them.

- (f) Shareholders shall be responsible for the conduct of their family members, tenants, occupants, guests, and invitees.
- (g) For purposes of this Amendment, the term “Smoking” is defined in C.G.S. 19a-342, as amended, but shall also include the following to the extent it is not inconsistent with C.G.S. 19a-342: “smoking” shall include the inhaling, exhaling, breathing, carrying, or possessing of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco or marijuana, or other similar heated or lit product whether or not containing tobacco, marijuana, or any other product.
- (h) The term “smoke” includes all forms of smoke and is not limited to the definition in C.G.S. 19a-342, as amended.
- (i) The term “electronic smoking devices” shall include but is not limited to “electronic nicotine delivery systems” as defined in C.G.S. 19a-342a(a)(2), as amended.
- (j) Violations of this Rule may result in fines of no less than \$25.00 per occurrence being assessed for the first 10 violations. Then the fines shall increase to \$50.00 for the next 10 violations. Thereafter, fines shall increase to \$100.00 per violation. In addition, the Corporation may seek a court order to enforce this rule and/or cure the violations.
- (k) In the event the Board incurred any legal fees or costs related to this Rule, the Corporation may seek to recover its attorney’s fees and costs from the owner(s) of the unit/occupant in violation.

Dated and approved by the Board of Directors of University Towers Owners Corp. this the 21st day of October, 2024 following Notice to and Comment by the Unit Owners.

UNIVERSITY TOWERS OWNERS CORP.

BY 

Carroll Gavaghan Ryan

Its President