

NOTICE TO ALL RESIDENTS AT WESTWOOD HOMES

Effective _____, Westwood Homes will become a Non-Smoking Community. This is in accord with the Westwood Homes Local Residents Council ("LRC") Resolution to Support a Non-Smoking Policy and include Westwood Homes as a non-smoking property. This resolution was approved in March of this year. A designated smoking structure has been or will be completed and will be available for Westwood Homes residents to use.

The Rules of Occupancy have been revised to include the following language:

Non Smoking Agreement

Resident, members of the household, and Guests shall not smoke in the Dwelling Unit or in any common areas of the building including laundry facility, fitness center, lounge, and clubhouse buildings, etc.

Resident, members of the household, and Guests shall not smoke in any other manner which violates the Colorado Clean Indoor Act, C.R.S. §25-14-201 *et seq.*

Resident, members of the household may smoke cigarettes, pipes, cigars, e-cigarettes, or any other tobacco product outside only, no closer than 15 feet of the building(s), building(s) entrances and building(s) exits.

Resident, members of the household and Guests must dispose of cigarette butts or the like in the proper manner, and will not litter.

Resident, members of the household and Guests will not smoke anywhere on the Property while using oxygen. Smoking with oxygen creates a threat to the health and safety of other Residents and the Property and is considered a serious violation of your Lease.

Smoking is allowed only in exterior designated smoking areas and/or shelters. Residents are responsible for all damages caused by careless smoking.

Resident, members of the household, and Guests shall comply with the Housing Authority of the City and County of Denver's ("DHA") Non-Smoking Housing Policy.

Marijuana Acknowledgement

Resident acknowledges that the possession, consumption, use, display, transfer, distribution, sale, transportation, or growing of marijuana on any Housing Authority property is a Lease violation and may subject Resident(s) to eviction.

Resident(s) will ensure that Resident, members of the household, and Guests will comply with the Rules of Occupancy.

One or more violations of these Rules of Occupancy constitutes a serious violation of the Lease and shall be considered a material noncompliance with the Resident's Lease. Any such violation is grounds for termination of tenancy from the Dwelling Unit.

Per your lease, if you agree with the changes in the Rules of Occupancy, please have all adult members sign the Rules of Occupancy and return them to the office. If you do not agree with the change in Rules of Occupancy you may submit a 30 Day Notice of Intent to Vacate.

Should you have any questions or require additional information please do not hesitate to contact Lisa Velasquez, Residential Property Manager, at Westwood Homes, (720) 946-6078.