



**Rosslyn Heights East Unit Owners Assn.
Arlington, Va.**

www.rosslynheightseast.com
Portfolio Manager: Gates Hudson Community Management
3020 Hamaker Court, Fairfax VA 22031-2220 • 703-752-8300

RHE Smoking Policy

Smoking **of any sort** is prohibited within **individual** condominium units as well as in common areas at Rosslyn Heights East. As authorized by the Virginia Condominium Act, the RHE Board adopted a House Rule effective June 27, 2023, to establish RHE as a non-smoking community.

The rule was adopted to protect residents from smoking odors, which flow easily from our less-than-airtight condominium units, and odors in our shared hallways, stairwells, laundry rooms, and outside areas near RHE buildings. The rule applies to all residents and their guests and the use of any lighted pipe, cigar, cigarette of any kind, or any other lighted smoking equipment.

The RHE Board asks that residents report evidence of smoking to the Board at rosslynheightseast@hotmail.com.

The full text of the House Rule on smoking states:

NON-SMOKING POLICY: Based on owner interest, fire safety in existing buildings, and a desire to be proactive related to insurance purposes and future claims, Rosslyn Heights East has elected to become a non-smoking community as permitted by the Virginia Condominium Act. Smoking is prohibited everywhere inside the condominium buildings, including, but not limited to, the common areas and within the individual units. Smoking is permitted outside on the property 25 feet away from the condominium building(s). For purposes of this provision, “smoke” or “smoking” is defined as “the carrying or holding of any lighted pipe, cigar, or cigarette of any kind, or any other lighted smoking equipment, or the lighting, inhaling, or exhaling of smoke from a pipe, cigar, or cigarette of any kind.” No unit owner may smoke or allow any family members, tenants, guests, or other invitees to smoke in violation of this provision. Smoking violations are subject to provisions of the Penalties section of the House Rules and Regulations and will be addressed accordingly.

– RHE Board