



Dear Future Resident,

We are pleased that you have chosen to reside at Costa Pointe, a smoke free community, located at 7600 Sitio Del Mar, Carlsbad CA. Our goal is to provide you with policies and services that will enhance your use and enjoyment of the property.

The management team has been studying the changes that are occurring in the management of multi-tenanted buildings. We have discovered that many owners are regulating the use of tobacco products within their properties. The reason: secondhand smoke is a health hazard, especially for children, the elderly, and persons with chronic illnesses.

Studies have shown that tobacco smoke can travel from the end of lit cigarettes to all other areas of a building. It can travel through the plumbing, the electrical system, through cabinets and closets, ceiling fans, fireplaces, ventilation systems and under doors. It can also enter windows and doors from residents smoking on patios, balconies, and in courtyards, sometimes even when windows and doors are closed. In addition, smoking materials (cigarettes, cigars, etc.) are the leading cause of fire death and the third leading cause of fire injuries in the U.S. according to the National Fire Protection Association.

In January, 2006, the California Air Resources Board (ARB) identified secondhand tobacco smoke as a Toxic Air Contaminant that may cause and/or contribute to death or serious illness.

Under state and local law, a tenancy may be terminated if the tenant commits a "nuisance." A nuisance is defined as an act injurious to health, indecent or offensive to the senses, or that which interferes with the comfortable enjoyment of property by others. We believe that when tobacco smoke travels from one unit to another or from outside into another unit, it is a nuisance.

The non-smoking policy will be enforced as any other house rule or lease addendum.

Sincerely,
Costa Pointe