



Exceptional Property Management

February 1, 2018

Dear Victoria Square Homeowners,

We would like to take this opportunity to remind you that smoking on the catwalk or anywhere within 25 feet of the building(s) is strictly prohibited. There have been several ongoing complaints that smoke is going into open windows and causing a nuisance. Section XII, page D-22 of the Victoria Square Declaration states that this type of unreasonable annoyance to other residents is a Violation to the Association's Rules and Regulations. If found in violation of this, a fine in the amount of \$100.00 per occurrence will be sent to the Unit Owner and applied to their Account.

Furthermore, there are many cigarettes being thrown on the ground. Any resident found to be in violation of throwing cigarettes on the ground will be billed for the cleanup of such offense.

Thank you for your anticipated cooperation in these matters.

Sincerely,

Matt Bittihoffer

Property Manager, *And Agent for*
Victoria Square Condominium, Inc