

Handbook Clarifications and Updates

April 2021

The following provides certain reminders and/or clarifications to the Resident Handbook as well as updates for the Resident Handbook. The Handbook is incorporated by reference into your Lease and is a binding obligation on you. Lessees are jointly and severally liable for their actions, as well as the actions of occupants, guests, invitees, and the like.

The Resident Handbook, and policies in it, are designed to make Brandon Point and Chateau Riviera an enjoyable place for all residents to live. You have chosen to live in a multi-family environment. By choosing a multi-family environment, you have many benefits, but you also have increased responsibilities and additional restrictions on behavior because conduct often has a direct impact on other community members.

Note that if you currently live in Brandon Point Building 3819, it is a non-smoking building and you are subject to those applicable restrictions, which are greater than what is outlined below.

Marijuana Smoking Prohibited

Smoking marijuana is prohibited in any form. Without regard to whether or not marijuana is legalized or not, the smoking (in any way, with any device) of marijuana on any CSW property, including but not limited to inside an apartment, on a balcony/patio, in common areas, in parking lot, pool area or any designated smoking area that may now exist or be available in the future, continues to be, and will be (whether or not legalized in Virginia, federally, or both) STRICTLY prohibited. Further, the sale, use, or consumption of any illegal substance (whether prohibited at the state or federal level) is strictly prohibited and a Lease violation.

Vaping and Other Combustible Materials

Vaping or use in a combustible manner of any material that is not exclusively commercially sold and regulated tobacco (i.e. cigarettes) is prohibited. E-cigarettes, which do not emit any smoke (or smoke like substance) are permitted at this time. Permitted activities, such as smoking and e-cigarettes, remain subject to legal requirements (like minimum age). Lessees remain jointly and severally liable for any and all damage from legal and/or illegal behavior and for enforcing any requirements on their occupants, guests, or the like.

Overly Strong Smells

The use of products, or activities or actions, that create an overly strong smell that can travel between apartments, is not permitted. Failure to care for animals properly can also result in an overly strong smell that is prohibited. Smell residue from any source, including, but not limited to, tobacco, marijuana, incense, animals or similar items, is highly likely to impact the condition of the apartment (walls, carpet, etc.) as well as affect nearby tenants. As a reminder, Lessees are responsible for damage to apartments, whether by permitted or prohibited behavior.

Use of any Smoking Product in an Unsafe Manner

Currently, smoking is strictly prohibited when done in any manner or any location which creates a hazard or otherwise unsafe, or potentially unsafe, condition on CSW property (e.g. smoking with an oxygen tank in use).

No Smoking in Common Areas

All smoking, including cigarette smoking, is prohibited in the common areas, pool/recreation areas, or anywhere else signage prohibits smoking. You must be considerate of your neighbors and the safety of the community even when smoking outside.

Improper Disposal of any Materials

You (your occupants, guests, etc) should never litter. All items must be discarded in an appropriate waste receptacle. Improper disposal, but particularly improper disposal of items that could be dangerous to others (persons or animals), is a lease violation that is subject to action by CSW. For clarification, cigarette butts

(which have been thoroughly and properly extinguished) should be properly disposed of in an approved waste receptacle.

Growing/Developing of any product for Human Consumption (by yourself or others)

Residents are not permitted to grow or develop any item, even for personal use, that is designed for human consumption/ingestion/use, including but not limited to produce (fruits or vegetables), wine/alcohol, herbs, marijuana plants, mushrooms, etc. As a reminder, any commercial activities/businesses that are conducted on CSW premises must be pre-approved by CSW and are subject to restriction.

Future Smoking Designation of all Buildings and CSW Property

Over the last year, CSW designated one Brandon Point building as “Non-Smoking”. This process has given CSW the opportunity to observe the interest and positive effects of a completely non-smoking building. **Therefore, CSW has made the decision, effective July 1, 2022, to designate ALL CSW buildings and property (except if specifically designated) as completely non-smoking.** This change has the effect of changing your Leased Premises (i.e. inside the apartment, balcony/patio, storage areas, etc.) to non-smoking as of July 1, 2022. Smoking is also prohibited in your vehicle once you drive onto CSW property. Please refer to the current Building 19 Non-Smoking Building Policy for a more complete understanding of what to expect—you can request the current policy from the Main Office. As with any policy, CSW reserves the right to review and update the policy at any time.

Future Outdoor Designated Cigarette Smoking Areas

CSW is beginning the process of looking at potential outdoor areas that may be designated cigarette smoking areas. CSW will provide additional information as next July approaches.

Thanks for being part of the CSW Community.

CSW Management

