

Rules and Regulations  
for  
Condominiums at Canyon Lakes Association

These Rules and Regulations for Condominiums at Canyon Lakes Association are promulgated by its Board of Directors for the general welfare, safety, health and enjoyment of all of the Members of the Condominiums at Canyon Lakes Association. Amendments hereto or newly promulgated Rules and Regulations shall become effective sixty (60) days after passage by the Board unless otherwise revoked (*in whole or in part*) by a sixty seven percent (67%) majority of the Unit Owners, the Quorum of which is ninety percent (90%) of the Unit Owners. The Rules and Regulations shall be administered by the Condominiums at Canyon Lakes Association Board of Directors in a fair and even manner by the Board or the Managing Agent. Notice of a Violation of these Rules and Regulations shall be in writing. Any action taken by the Board of the Managing Agent to enforce the Rules and Regulations promulgated by the Board, as amended, shall constitute a lien if it becomes necessary to enforce a violation hereof.

1. These Rules and Regulations, as well as the Declaration and Bylaws, apply to Tenants and guests. These Rules and Regulations are subject to change pursuant to the Declaration or the bylaws of the Association. In the event of a conflict between the provisions of these Rules and regulations and the bylaws, Declaration or RCW 64.34, the Bylaws shall prevail except to the extent they conflict with the Declaration, subject to the provisions of RCW 64.34, all as may be amended.
2. Unit Owners shall refrain from making loud noises, having excessively loud parties or using musical instruments, radios, televisions, amplifiers and any other noise making apparatus that may disturb other residents after 10:00 pm.
3. Electronic devices that interfere with the reception or transmission of other Unit Owner's electronic devices (*including eavesdropping*) are prohibited.
4. Window treatments shall all be white or lined with a white facing only and no other color shall be visible from the outside when window treatments are drawn. Unit Owners shall not hang garments, rugs, unapproved signs (*or any other sign except an approved "For Sale" or "For Rent" sign*) etc., from the windows or from any of the decks or facades of the Condominium. No unapproved signs shall show from any window or adorn Common elements or Limited Common Elements.
5. Unit Owners shall remain responsible for any damages or injury that may be caused to the Common Elements or Limited Common Elements by their occupants or their guests. Units must maintain a minimum of fifty-five degrees Fahrenheit (55° F) temperature year round.
6. Unit Owners shall not dust rugs, etc., from the windows or decks, or clean rugs, etc., by beating them on the exterior of a building.

7. Unit Owners shall not deposit garbage or trash on any Common Element or Limited Common Element except in the disposal installations provided for such purposes in the appropriate areas. Large objects such as appliances, packing crates or mattresses shall not be disposed of in the Building Commons Garbage Area, but shall be hauled off Condominium property for disposal. If cardboard boxes are disposed of, they shall be broken down prior to disposal. All refuse shall be placed inside the dumpsters.
8. Unit Owners shall not install wiring for electrical or telephone installation, television antennae, machines, or air conditioning units, etc., on the exterior of a building, or in such a way that protrudes through the walls of a Unit or the roof of a building, except as authorized in writing by the Board. Unit Owners shall not change the color of any limited common areas (for example, patio surfaces, exterior walls) except as authorized in writing by the board.
9. Unit Owners shall keep their pets inside their Units. No pet shall be left unattended on the deck of any Unit or on the Common Elements or Limited Common Elements. Dogs shall be kept on a leash when not in the Unit. Unit Owners shall clean up their pets' excrement. Unit Owners shall take sufficient steps to prevent their pets from unreasonable disturbing other Unit Owners (*including noises*) and shall remove any pet which they cannot sufficiently control.
10. Assessments are due by the tenth (10<sup>th</sup>) of each month. Checks rendered un-payable shall be charged a Twenty-Five Dollar (\$25.00) Returned Check Fee. Assessments not paid when due shall be delinquent and assessed a Late Charge of Ten Dollars (\$10.00) and interest at the rate of one percent (1%) per month on the outstanding Principal balance, Returned Check Fee and Late Fee starting on the last day of the month. Assessments delinquent ninety (90) days will be turned over to an attorney or collection agency for collection and the Mortgagee of the Unit will be notified of the delinquency. All payments shall be first applied to interest and then to Returned Check Fee, if any, Late Fee and then Principal.
11. No peddling, soliciting or commercial enterprise shall be permitted within a Unit without first obtaining written consent of the Board. Provided, however, a Unit Occupant may have a home office in a Unit but only if the business has no clientele or delivery of goods associated therewith (*i.e. consulting, phone sales, etc. would be allowable upon written Board consent*).
12. All motor vehicles shall be driven no more than five (5) mph within the Condominium Area and in accordance with signage. Horns shall not be blown unnecessarily.
13. Parking is not permitted except for loading or unloading next to a garage or across the street from any resident's garage. All long term parking outside of a garage must be in designated locations. Approved, designated parking locations are the area near "L" Building, next to the dumpster across from "C" Building, and the gravel roadway north of the grass strip between Buildings "B" and "G". Parking is allowed inside Unit Garages, or directly in front of the individual Unit Owners garage (*if vehicle will be parked overnight, it must be parked in approved, designated long term parking areas as described above*).

14. Unit Owners shall park vehicles as squarely as possible within the approved parking space, and shall use the assigned parking space for no other purpose (*including storage*). Vehicles that leak any fuel or oil whatsoever or emit the odor of fuel or oil shall not be parked in the Approved, designated parking areas. Unit Owner shall clean all gas and oil spills and, if a vehicle leaks fuel or oil, a protective pad shall be placed underneath the fuel or oil leak to absorb such fuel or oil. Vehicles shall not be allowed to run or “warm up” more than two (2) minutes in the approved, designated parking areas. No motor vehicle with loud exhaust or engine noises shall be allowed to be parked in the approved designated parking areas. No excessively large vehicle shall be allowed to park in the approved designated parking areas.
15. Each Unit Owner may use the parking area appurtenant to the Unit Owners Unit and the approved designated parking areas for the parking of operable passenger motor vehicles. No repairing or overhauling of motor vehicles shall be permitted within the Common Area. The Board may, by written notice to a Unit Owner, direct that any vehicle or other thing improperly parked, stored or kept in a parking space be removed. Unit Owners or Tenants who witness vehicles parked in unapproved areas shall report the license plate number of the vehicle to the Board of Directors.
16. Recreational vehicles, trucks with a gross vehicle weight licensure of over eight thousand (8,000) pounds, boats and trailers may not be parked in the Commons Parking Area, except for the exclusive purpose of loading and unloading, for more than a twenty-four (24) hour time period and for no more than four (4) periods per year. All recreational vehicles, trucks with a gross vehicle weight licensure of over eight thousand (8,000) pounds, boats and trailers shall be stored off-site. No street parking is allowed. The Association is not liable for any damage done to any vehicle parked in the Condominium Area, including but not limited to recreational vehicles, trucks with a gross vehicle weight licensure of over eight thousand (8,000) pounds, boats, trailers and motorcycles and all Unit Owners understand that the Association shall have no duty to purchase insurance for any damage thereto. While loading and unloading, Unit Owner shall not unreasonably block other residents from ingress and egress and there shall be no overnight parking of moving vans or moving vehicles without Board/Manager approval.
17. Only approved vehicles may be parked in Commons Parking Areas or Limited Commons Parking Areas. For purposes of these Rules and Regulations “Approved Vehicles” shall have current license plates and tags, be operable at all times, with no flat tires. Inoperable vehicles, wrecked or unlicensed vehicles will not be tolerated in any parking areas or in any Unit Owner’s unenclosed Parking Space. Violators will be responsible for immediate removal. If removed by the Association or the Association Management, any and all charges incurred in doing so will constitute an Assessment for purposes of collection and shall be due not later than such charges are due by the Association or the Managing Agent.
18. Drunkenness or immoral conduct is prohibited and will not be tolerated. Illegal conduct will not be tolerated.
19. The use of air rifles, BB guns, sling shots, firearms, bows and arrows or the throwing of rocks or other materials (*including knives*) in the air is prohibited in the Condominium grounds.
20. No digging or driving rods or stakes into the ground is permitted and Unit Owner shall bear the cost of repairs to any damage of utilities, underground sprinkler system or foliage.

21. All Unit Owners shall, at their own expense, not less than annually, replace batteries in all smoke alarms in each unit.
22. A Unit Owner may lease a Unit to his or her Tenant upon approval by the Board, which approval shall not be unreasonable withheld; PROVIDED, HOWEVER, that the Unit Owner shall certify in writing that the Unit Owner shall first instruct, prior to his or her tenant's occupancy, of these Rules and Regulations and all other covenants, conditions and restrictions contained in the Declaration and the Bylaws of the Association.
23. Upon receipt of notice by mail or email of violation of these rules or the CCRs set forth in the declaration for Condominiums at Canyon Lakes and for which a fine, in accordance with a previously established schedule is assessed, the unit owner shall have the right to appeal such action to the Board of Directors. Such appeal will be heard by Board of Directors or such committee of at least three (3) members as the Board may direct. The hearing will be public and the unit owner shall be permitted to offer evidence to rebut the allegations of violations and hear adverse witnesses. A reasonable time shall be allowed for the appeal hearing.

The foregoing Rules and Regulations were adopted on \_\_\_\_\_ by the Board at the first Board.

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Condominiums at Canyon Lakes, LLC