



6161 Northeast 175th Street, Suite 205
Kenmore, Washington 98028
Phone: 206-823-1040
Fax: 206-823-1041
www.SoundLegalPartners.com

Theresa M. Torgesen, Esq.
Theresa@SoundLegalPartners.com

January 14, 2020

To: Owners at Canyon Estates

Re: Enforcement of Rental Restrictions

Dear Owners,

Our firm represents the Canyon Estates Condominium Association and I am writing to notify you that the Board intends to initiate strict enforcement of the Association's rental restrictions. As you may know, the Second Amended and Restated Declaration Section 10.3 restricts the number of rental Units within the community to 30%. It also requires Owners to submit a copy of a proposed Lease to the Board prior to renting the Unit. If you purchased your Unit after the Declaration was recorded on August 9, 2011, you are subject to these restrictions and requirements.

Beginning on January 1, 2020, Owners who would like to rent their Units must comply with the Declaration's requirements. Failure to comply with these requirements may result in the assessment of fines in accordance with the Association's fine schedule (see attached).

It is the Board's understanding that the number of current rentals within Canyon Estates exceeds the rental cap and there may be Owners renting their Units who are unaware that their rental is in violation of the governing documents. If you purchased your Unit after August 9th, 2011 and do not live in the Unit but did not submit a Lease to the Association and obtain verification that a rental opportunity was available to you, your rental is in violation of the Declaration.

To allow adequate time for those Owners to come into compliance with the Declaration, enforcement against Units with existing Leases will be postponed until January 1, 2021 if the Owners submit a copy of the current Lease and Tenant contact information to Iva Johnson, cecaoffice1@gmail.com or 15136 65th Ave S., Tukwila WA 98188 **within 30 days of the date of this letter**. Owners who provide the required documentation and information by that deadline may also submit their names for placement on the waiting list. Opportunities to rent will be offered on a first come first served basis as they become available.

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Owners who do not submit the required documentation and information by that deadline will be subject to enforcement action in 2020 if they continue renting their Units in violation of the governing documents.

If you have questions about any of this, please contact Iva Johnson at cecaoffice1@gmail.com or (206) 248-1243.

Yours Truly,

Sound Legal Partners, PLLC



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