

**CANYON ESTATES CONDOMINIUM ASSOCIATION**  
**Rules & Regulations**

**PREAMBLE**

The underlying philosophy of The Canyon Estates Condominiums House Rules is community living. Positive communication with your neighbors is the best solution to many problems. The enforcement procedures contained within should only be used as a last resort after the parties have made all attempts to resolve the issue. Your help in seeing that the provisions of this booklet are carried out is solicited. Leaving the enforcement of these house rules to others places an unfair burden on them. All residents must share in this responsibility.

These rules are intended to clarify the by-laws and declaration under which authority this condominium was established, so in the event that any language in these rules conflicts with either the by-laws or declaration, the terms of the bylaws and declaration will govern.

These rules are intended to preserve and protect the individual and common properties of the members of the condominium known as Canyon Estates ("The Condominium"), and to insure the comfort and well being of both its owners and residents. Consequently, these rules govern the behavior of owners, residents and guests, and the agents of any of them.

The Board believes that adherence to these rules will enhance the quality of life of our entire condominium community, and the Board encourages its members to offer constructive suggestions to improve the operation of the Condominium by attending board meetings or mailing suggestions to Canyon Estates.

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### 1. EXTERIOR ALTERATIONS.

Without the prior written consent and or authorization of the Board of Directors, no alteration will be permitted to be made to the exterior of the Condominium. The contractor must have a contractor's license and must be bonded. Copies of license to be put in the file of unit.

**A. THE EXTERIOR.** The "exterior" of the Condominium includes exterior walls, patios and lanais; the appearance of windows, patio and lanai doors and glass panels; storage areas if any; the pool areas, and the halls and any other common area.

**B. ALTERATION.** For the purpose of this article, the term "Alteration" will include but not be limited to altering the appearance or structure of the exterior by making any structural change or by making any change which alters the appearance of the condominiums, including, but not limited to the following:

1. Painting or applying any other protectorate or chemical substance to the exterior.

2. Planting any flowers, trees, shrubs, or other vegetation outside a unit (other than the owners or resident's own deck or lanai) without prior written consent by the CECA Board of Directors. Any and all plants that an owner or resident may want to plant in the common areas must have prior approval of the Canyon Estates Condominium Board of Directors or its agent. If approved, it is understood that the person planting the plants is to take care of them. It is to be understood also that in the event the owner or resident leaves said plants would become the property of the Condominium.

3. Attaching or extending any material, (wood, metal, plastic, etc.) beyond the boundary of any building or unit walls, lanais or roofs that creates a potential safety hazard for a unit resident, surrounding residents, or visitors of the complex.

4. In order to preserve a uniform exterior appearance of the building, no painting, modification or alterations of the building or common areas (i.e. large planters, decals on the windows, aluminum foil etc.) will be permitted without prior approval or instruction from the Board. Screen Doors will maintain uniform appearance in accordance with the Declaration. No exterior changes to the condominium shall be made without prior approval of the CECA Board. Exterior of unit doors shall be kept clean by the owner/resident of said unit. Draperies and shades should be in uniformity with the building, (white or off white). Decks are limited areas and are to be kept neat and clean. The CECA Board of Directors must approve installing any awnings, fans, or HVAC devices in, to, or through the exterior.

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5. No placing or hanging from the exterior any items such as clothes, rugs, blankets, towels, bathing suits, etc. Hanging plants and accessories are allowed. No Birdseed or suet filled bird feeders.

6. No storing of furniture, appliances, vehicle parts or other items on decks, or lanai. (Other than patio/deck furniture, bicycles, plants, barbecues). Storage cabinets on a deck or lanai cannot be attached to the building structure and may not exceed the height of the railing. They cannot total more than 2 feet in depth and 4 feet in width and must be painted to match the siding of the exterior of the condominiums or be of molded plastic.

**7. No leaving or storing of trash, boxes, bags, or any other items in hallway. Decorative items are permitted in door alcove. No more than 2 pair of shoes should be left in the hallway. Mats should be kept clean and fresh.**

C. ANTENNAS. Any and all satellite antennas must be registered with the Board of Directors prior to installation. Approval requires adherence to Addendum A. attached to these rules and regulations, and may be amended independently by the Board as needed.

### 2. INTERIOR ALTERATIONS.

No alterations to any walls, ceilings, floors or any alterations to the plumbing or electrical system will be made without the written consent of the CECA Board and the work must be done by a licensed contractor. Copy of the contractors' license must be in the unit file. Contractor must be bonded.

### 3. ACCESS TO CONDOMINIUM UNITS.

After giving reasonable notice (not required in the event of an emergency) the Board of Directors or any of its agents, may enter any condominium unit or patio or lanai at any reasonable time for the purpose provided in the Declaration or By-laws. In the event of an emergency, such as a Fire or Flood, CECA employees may immediately enter each unit to take care of the emergency. At the first opportunity the owner/resident will be notified of the measures taken. To permit such access without damage to the unit, each owner must provide keys to their unit to the CECA office.

### 4. VEHICLES.

A. PARKING. Only licensed, operational and movable vehicles are permitted to park on the property of the Condominium. When using a parking space, each owner must park as close to the middle of the space as possible. Any car, truck or other motor vehicle parked on or over a space striping, in a striped area, in a fire lane, in any area designated "no parking", or in an unauthorized parking space will be subject to immediate towing without notice. Inoperable vehicles are not allowed and will be towed at the owner's expense. Visitor parking is limited. All residents please use your designated parking spaces. No campers, boats,

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commercial trucks, RV's, small trailers, or step vans are allowed in the Canyon Estates parking area. U-Haul trailers or trucks if kept overnight need to check into the office for instructions on where to park.

1. VISITOR PARKING. Visitor parking is to be used for visitors or employees of Canyon Estates only. If you have a guest for 14 days, at the end of the 14-day period, the resident will receive a notice for their guest to register with the CECA office, at which time the guest will have 2 options. 1. Rent a stall if one is available. 2 Park on the street. This Rule will be strictly enforced. Violators will be towed at the vehicle owner's expense.
2. EXTRA PARKING. Residents, who rent an additional parking space, must be registered with the office. Space rent is due and payable on the 1st of each month. No statement or reminder will be sent and if no payment has been made for 30 days the parking space will be considered abandoned and available for rent. Fees for extra parking spaces may be paid with maintenance dues.
3. PARKING SPACE. The assigned or rented parking space shall not be used for storing of household effects, empty boxes, gasoline, paint or other highly flammable materials.
4. VEHICLE REPAIRS. Vehicle repairs performed on Condominium property must be minor and must be completed by nightfall of the same day. No overnight repairs are permitted, and no vehicle may be left on blocks or ramps overnight. Any motor oil or other car fluids must be disposed of in accordance with the law, and must not be disposed of on the condominium complex or in its trash or recycle receptacles. This applies to residents only; no guests are permitted to work on their cars on the Canyon Estates parking lot.
5. FLUID SPILLS. Condominium owners and tenants are responsible to prevent damage from occurring to the asphalt by vehicles that leak fluids. Examples being: oil, transmission or power steering fluid, anti-freeze or other such fluids. Final responsibility for the clean up of gas, oil and other spills or discharges from motor vehicles lie with the Condominium owner, who must see to it that the asphalt is cleaned and repaired as necessary immediately afterward.
6. UNATTENDED VEHICLES. All vehicles on Condominium property must be moved at least once every thirty (30) days unless the owner of the vehicle notifies the CECA office and provides a key. All vehicles must be in running condition and properly licensed.
7. WASHING CARS. Washing cars is limited to the designated Space next to the trash compactor in front of the office and ***is limited to residents registered with the Canyon Estates Condominium Association.***
8. ***CAR ALARMS. Alarms that go off for no apparent reason will result in a warning to the owner for the first offense and a fine thereafter.***

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**5. DAMAGES AND LIABILITY**

A. OWNERS LIABILITY. Each owner will be financially responsible for all damages caused by the acts of the owner or of the owner's tenants, or the children, guests or pets of either, and any other people in the control of the owner or tenant while such individuals are on the Condominium property. The Association will be free to pursue any action against the owner permitted by law, these regulations, the declaration, or by-laws. Attorney Fees will be the responsibility of the owner.

1. Any owner requests the CECA insurance company to pay for damages or liability, for which the owner is responsible, shall be required to pay the deductible of CECA insurance company prior to the claim being processed and paid.

B. COMMON AREA DAMAGES. Any damage to the common areas (Including but not limited to: damage done to the vinyl siding by fire, pets, children, barbecues or any other cause) will be billed directly to the owner. The owner will be liable for all damages until paid.

C. LANAIS/ BALCONIES/ DECKS. Those having plants on lanais should exercise care in watering them in order to avoid leakage to the area below. All planter pots and boxes, if placed on a lanai railing, must be secured in a fashion that they may not be accidentally knocked off. **Do not sweep or throw anything off of or on to any deck or lanai.** As an owner, if the resident doesn't promptly comply, you will be responsible for any damage, fines or injury caused by your negligence or that of your tenants or guests.

D. WINDOWS. Regardless of any rule regarding appearance of the exterior, for purposes of maintenance, windows and glass patio doors located in each individual condominium are not treated as common areas in the Condominium Declaration for Canyon Estates ("Declaration) Article 3. Such glass is the sole responsibility of the unit owner to maintain, clean and replace as needed. Owners must replace cracked/broken windows within 30 days of notification. The board must approve any changes to the outward appearance of the exterior windows or sliding doors. Thermal pane windows must be uniform to the windows that now exist.

E. WINDOW COVERINGS. All window coverings must be installed properly. Each owner/tenant is responsible for maintaining their window coverings, which includes cleaning and hanging.

F. AIR CONDITIONERS. All air conditioner units and the installation of units must be approved by the CECA Board and inspected by the CECA Board's Agent. No Air Conditioner may be attached to the siding.

G. CONTROL OF NOISE /OFFENSIVE ACTIVITY. Owners and tenants will keep all noise to a reasonable level at all times. No owner, resident, or guest shall cause a disturbance that disrupts the right to a peaceful enjoyment of others surroundings.

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H. MUSIC. All radios, stereos, televisions and other such devices located inside or outside the unit will be turned down so as not to be audible by residents of surrounding units. **Use of drums and other band equipment on the property is prohibited at all times.**

1. Any persons occupying a patio or deck must keep conversations, including telephone conversations, at a normal level so as not to disturb surrounding units. No resident shall engage in, or permit any disturbing noise or poor conduct in the building or on the premises or engage or permit anything that may interfere with the rights, comfort or convenience of other residents.
2. Special attention shall be given to noise control during the hours from 10:00 p.m. to 7:30 a.m. The volume of radios, TV sets, stereos and musical instruments shall be kept at a reasonable level at all times to avoid disturbing other residents. Operation of appliances (i.e. dishwashers, vacuum cleaners, etc.) must be avoided prior to 8:00 a.m. and after 10:00 p.m.

I. LAUNDRY FACILITIES: The laundry room appliances may be operated only between the hours of 8:00 a.m. and 10:00 p.m. Each user of the laundry facilities is responsible for removing their load promptly. If a machine has finished the cycle and clothes are left sitting, it is within the next user's rights to empty the load onto the table so they can proceed with their laundry. If a machine is not working call the number posted in the laundry room for services

***1. Laundry cards are available at the machine attached to the cabana building. This machine takes Debit and Credit cards. If you wish to purchase or reload a card with cash you can do so at the CECA office during regular hours.***

J. DISTURBANCES. Any loud domestic dispute, party, or other gathering that disturbs and interferes with the rights of others to the peaceful enjoyment of their homes shall be reported to the police first, followed by a written notice to the CECA Board of Directors... Illegal, criminal or drug activity shall result in an immediate maximum fine to the owner. The Board of Directors shall formally notify the resident and/or owner. Repeated offenses will accumulate fines and legal action may be taken against the owner.

K. FIREWORKS. Fireworks of any kind are not permitted on the property of Canyon Estates.

6. COMMON AREA USE

A. SECURITY. Each resident will securely latch all outside building doors after entering or leaving the building, and will not permit strangers to enter the building at those times. Under no circumstances should outside building doors be propped open. **Fines shall be levied against any resident violating building security.** Any service person requesting entry should be referred to a CECA employee or a Board member. With respect to any owner/resident who has provided their guests with his or her own key, the owner/resident must notify the

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office in writing, of the guest's name, car make, model and license plate number. Also, any guest that has resided on the property for more than 14 days must contact the CECA office concerning the length of the guests stay.

1. Under no circumstances is anyone allowed to climb up and over the lower balconies in order to gain access to an upper balcony. ***Throwing or dropping items from or to the 2nd and 3rd floor lanais and decks is strictly prohibited.***
2. ***Should a resident be locked out of their unit, they can call the maintenance emergency number posted in all buildings. A \$ 15.00 lock out fee is charged for re-entry. Identification and immediate payment is required.***

B. CABANA. Use of the cabana facility is open to all resident owners, and tenants of non-resident owners and the guests of either. **Children 16 and under must be accompanied by an adult (18 or older) when using the cabana.** Reserving the cabana from the CECA office staff requires a deposit, which is fully refundable as long as the cabana is left clean. If it is not cleaned **on the same day your deposit will be forfeited.** All residents share the same privileges and responsibilities for the cabana use. It is your responsibility to clean up any mess you or your guests make. Improper use of this facility will result in your losing your cabana privileges and you will be required to surrender your cabana key **and a fine will be levied.** Any vandalism should be reported immediately to any CECA employee or to any member of the CECA Board of Directors.

C. ALCOHOLIC BEVERAGES. No drinking of alcohol or open containers is allowed in the halls, vestibules, stairwells, grounds or swimming areas.

### D. CHILDREN

1. No playing in the hallways, laundry room, stairwells, or driveways. No running in the hallways, no ringing of buzzers. No skateboards or ramps allowed on parking lot. All children are to be supervised by a person 18 years or older.
2. Bicycles, scooters, roller blades or skates, etc. are not to be ridden on grassy areas. Recreation equipment, toys, non-motorized vehicles, bicycles, and other personal properties (i.e. basketball hoops, etc.), will not be left in common areas.
3. No bicycles, scooters, or similar vehicles or toys and other personal articles may be left in any building entrance, central lobby or other common area.

### E. PETS

1. All pets must be on a leash at all times when outside your unit. No pet may be left unattended when outside your unit. No pets are permitted in the pool areas or the cabana, nor are they to be housed on any lanai or patio. No pet may exceed 25 pounds in weight, and no more than two unconfined pets may be in any unit.

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2. There is a Poop Scoop law in Tukwila, and all pet owners must clean up after their pets, and register their pets with the CECA office. The Humane Society will be called for any animals found unattended or running loose on the Condominium common areas. No pet will be permitted which creates a continual disturbance to its owner's neighbor and no pet will be allowed on a lanai or patio between 10:00 p.m. and 8:00 a.m.

3. No foul odors from pets should affect the common areas. If a foul odor persists, you will be instructed by letter to resolve the odors within 24 hours. To prevent spillage, cat litter must be put into plastic bags before being dumped into the dumpster.

### F. SWIMMING POOL:

A current copy of the swimming pool rules (Addendum B) is attached to these rules and made a part of these rules by this reference, and may be amended by the Board independently of the rest of these rules.

### G. COMMON AREA MAINTENANCE.

Although the on-site staff periodically checks light bulbs and smoke detectors located in common areas for needed replacement, all residents are requested to notify the office of any beeping smoke detectors, any burned out lights, and any spills, obstructions or damage in any hallway or common area.

1. No littering of any kind allowed on the premises, (inside or outside) including but not limited to throwing cigarette butts or any other matter off decks or lanais. No emptying vehicle ashtrays in the parking lot. If you or your guest smokes, there must be a container on your lanai to extinguish your cigarettes.
2. No smoking in any common areas including hallways, laundry rooms, the cabana, and entryways.

### H. Garage Sales.

**Garage sales are not allowed with the exception of any sale organized by and approved by the Homeowners Association.**

## 7. WATER METERS & SEWER.

All owners are responsible for paying their own water/sewer bill. If a water/sewer bill is unpaid for 60 days a fine is levied by CECA against the owner/resident. This fine will continue to accumulate until the entire amount is paid. **If a board specified amount becomes past due then a lien will be filed against the unit. Lien amounts will include attorney fees.** If a water meter is moved or tampered with in any way a fine of \$100.00 will be levied against the owner plus all charges for labor and replacement.

### A. WATER LEAKS.

Each unit owner is responsible for any damage caused to the common areas or another unit due to any water leaking from the owner's unit. All invoices are due



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within 30 days after receipt. If an invoice is not paid within 30 days, the invoice (bill) will be turned over for collection at the owner's expense. Any leaks into unit or common area should be reported immediately to the on-site employee or in their absence, any board member. The residents of any ground floor unit must notify the office when their unit is vacant, so the board may have the kitchen drain capped off to protect from overflowing because of a clogged line.

### B. WASTE DISPOSAL

1. GARBAGE All garbage bags must be securely fastened, placed in one of the dumpsters designated for garbage, and the dumpster lid must be closed tightly (If dumpster is full, please use another). Unwanted furniture, appliances, **computers, monitors, TV's, exercise equipment, remodeling debris or construction materials, vehicle parts or any other item that cannot be compacted** must not be placed in the dumpsters or on the Condominium property. It is the responsibility of the resident to dispose of them at the nearest appropriate dumpsite.

2. RECYCLING. All residents are responsible for placing all recycled items into the proper bins, flattening all cardboard boxes first.

3. GARBAGE DISPOSALS. No resident will pour grease or grind fibrous materials such as corn husks, artichokes, celery, broccoli, rice, or pulp from juices in any garbage disposal; and each resident will run sufficient water to clear the pipes after garbage disposal use. However, each resident will be responsible for any plumbing fees resulting from blockage caused by improper garbage disposal use. **CECA cannot be held responsible for a resident's improper use of a garbage disposal.**

### 8. RENTING, SELLING OR PURCHASING

***A. SELLING. Any owner intending to sell a unit shall deliver a written notice to the Board, at least two weeks before closing, specifying (a) the Unit being sold, (b) the name and address of the purchaser, of the closing agent, and of the title insurance company insuring the purchaser's interest, and (c) estimated closing date. The Board shall have the right to notify the purchaser, the title insurance company, and the closing agent of the amount of unpaid Assessments and charges outstanding against the unit, whether or not such information is requested. All sellers must obtain a CECA resale Certificate.***

***B. NEW OWNERS. New owners must pay a security deposit of 3 months in advance on maintenance fees, not to be refunded until change of ownership. This money is only to be used to settle any outstanding bills owed upon selling. The seller will be charged for broken windows, burnt siding, any back maintenance fees, water bills and any and all other charges will be deducted from the security deposit. After any outstanding amounts have been deducted from this deposit, the balance to be sent within 12 days.***

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C. MOVE-IN FEE all owners are responsible to collect and give to the CECA Board a \$35.00 non-refundable move-in fee, upon each change in tenancy *of a rental unit. Owner will also be responsible for any and all damages done by a tenant.*

***D. SCREENING OF TENANTS. The Board has adopted a rule that requires any Owner desiring to rent a Unit to have any prospective tenant (other than a relative of the Owner) screened, at the Owner's cost, by a tenant screening service designated or approved by the Board, and to furnish the report to the Board or its designee prior to Owner's entering into a lease with the prospective tenant. All leases and rental agreements shall be in writing. Copies of all leases and rental agreements shall be delivered to the Association office before the tenancy begins.***

E. COMPLIANCE WITH RULES. Owners are responsible for providing their tenants with copies of these rules and securing their agreement to be bound by them. **All residents (and each person living in a unit) must be registered with the CECA office within 10 days of move in for safety and security reasons. Failure of any tenant to comply with any part of these rules will result in a fine to the owner.**

9. ENFORCEMENT:

The Board of Directors is responsible for enforcing the terms of the declaration & by-laws and these rules and regulations.

A. COMPLAINT PROCEDURE.

1. Any owner/resident should register all complaints in writing to office, giving a full detailed account of the problem, including whom, what, when and where.
2. Any owner/residents filing a complaint must identify themselves and sign the complaint.
3. In a bonafide emergency, the Board's agent will accept a telephone call, with a written complaint to follow within five working days or the complaint is null and void.
4. Any owner/resident filing a complaint still has the right to file a complaint with the police or other civil authorities, if appropriate.
5. All owners/residents' complaints should be registered with the CECA office. The CECA Board of Directors then reviews complaints. Board meetings are the 2nd Wednesday of every

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month at 6:30. Repeated or contested complaints will be given to the Grievance Committee for resolution with their rule binding on all parties involved.

### B. DISPUTES.

The Board should only get a written complaint after you, the resident, have tried to work out the problem on your own or you have called 911. After 10 P.M. only call the Emergency number in case of fire or flood.

### C. REPEAT VIOLATIONS.

When violations of the rules occur, a warning letter may be sent and depending on the severity of the complaint **a minimum or maximum** fine will be imposed. The owner will be responsible for payment of the fine. Additional violations will result in additional notices and each such notice will inform the owner of an additional fine for each occurrence. If a violation continues, legal action may be taken. If expenses are incurred due to a violation (legal fees, labor, materials) such charges may be assessed to the responsible unit owner in addition to any fines that are still owed. All fines are in addition to any damages to the common areas caused by such violations, including but not limited to the vinyl siding.

### D. RECORDS OF VIOLATIONS

A copy of each notice required will be filed in the unit's folder in the office.

### E. LATE FEES.

If any owner fails to pay maintenance fees, special assessment fees, penalty fees, or any other charges made by the Association, by the 10th day of each month, on the 11th day a late fee will be charged. Late fees will continue to be assessed **each month** until all fees are paid in full. No postmarks accepted! If an owner has three such administrative fees imposed within any 12-month period, the Board may declare such owner habitually late, and require the payment of three months in advance to be maintained on deposit for 12 months from the date of deposit. ***This amount is over and above the 3-month deposit paid at the time of purchase.*** There will be a **NSF** charge for all returned checks. If necessary, legal action will be taken at **owner's** expense.

### F. NO EFFECT BY-LAWS AND DECLARATION.

The provisions of this Article are under authority of the by-laws and declaration and do not limit or abrogate any provision or remedy available in either document to the Board.

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### G. APPEAL OF RIGHTS

1. The Canyon Estates Grievance Committee will consist of three members at large, who are also members of the Canyon Estates Condominium Association. These will be appointed by the Board of Directors and will serve until they resign or the Board terminates their service, provided that no member of the appeals Board may be an employee or director of the Association, or any relative of either.
2. Any unit owner against whom a fine or fines have been assessed may, within 30 days following the imposition of the fine, appeal the decision of the Board to the Grievance Committee in writing, signed by the unit owner requesting an abatement or recession of such fine. The Grievance Committee will respond in writing to the unit owner and the Board within ten (10) days of the receipt of the unit owner's appeal, notifying the owner and the Board of the date and time for the hearing. After the hearing, the Grievance Committee will issue a written decision and transmit copies to the unit owner and the Board. All decisions are binding on all parties involved.
3. Any disputes with the CECA Board Policy shall be filed in writing with the CECA Board. This dispute will then be assigned to the Grievance Committee. Time and date of meeting of Grievance Committee for hearing of dispute or complaint will be sent to the owner. After the hearing, the grievance committee will issue a written decision and send copies of said decision to CECA Board and unit owner. All decisions are binding on all parties involved.

*The grievance committee must respond in writing within 10 days of written complaint. Owner must describe in detail their complaint and allegations. Complaint must be signed and dated and include unit number.*

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ADDENDUM A  
CANYON ESTATES CONDOMINIUM ASSOCIATION  
SATELLITE ANTENNA POLICY

- It is the policy of CECA Board that the installation of any and all "satellite antennas" shall be registered with the CECA office. .
- Residents shall adhere to this policy.
- Tenants must first have a written acknowledgment of the proposed installation by the unit owner.
- The plan for installation must be submitted to, and signed-off by the Board of Directors.
- Once the physical installation is complete, A Board member shall inspect and provide approval for the satellite antenna.
- The Board of Directors shall not unreasonably deny the installation of any satellite antennas covered by this policy.

**ANTENNAS COVERED BY POLICY**

This policy allows for the installation of any satellite antenna whose diameter is less than one meter, (39 inches).

**RESTRICTIONS**

- No antenna shall be attached to the building in any way; **this includes any lanai or deck railing and surfaces**, No antennas shall be allowed on roofs
- No antenna shall be mounted in such a fashion that causes the vinyl siding of the unit or building to be pieced or damaged.
- No antenna shall be installed in such a fashion that creates any type of safety hazard for the unit resident, surrounding residents or visitors to the complex.
- Antenna cable entrance to the unit must be through the same box as existing commercial cable.
- ANY VIOLATION OF THIS POLICY WILL RESULT IN A FINE OF \$1,000.00 TO THE UNIT OWNER PLUS ALL COSTS OF RESTORATION TO THE BUILDING.

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ADDENDUM B

CANYON ESTATES CONDOMINIUM ASSOCIATION SWIMMING POOL RULES

SWIM AT YOUR OWN RISK! **NO DIVING!** THERE IS NO LIFEGUARD ON DUTY.

1. One key will be issued per unit, which is to be used by a person over 18 years of age (proof of age required) who must accompany at all times all other guests of said unit. Additional and lost keys can be acquired with a deposit of **\$17.00** dollars of which **\$ 15.00** will be refunded when the key is returned.
2. The pool is for the use of residents and their guests only. No more than four guests per unit allowed. **Residents must accompany any guests at the pool.** Persons without proper identification will be asked to leave.
3. No one with a communicable disease allowed in the pool at any time.
4. Proper swimwear must be worn at all times. No swimming in the nude, cutoffs, T-shirts, or street wear.
5. No string bikinis (i.e. meaning the buttocks are completely exposed) allowed in any common area or private area of Canyon Estates.
6. No running, pushing, roughhousing, profanity, or vulgarity of any kind will be tolerated.
7. No glass of any kind, food (including gum), or alcoholic beverages allowed in the pool area.
8. User must clean up all trash before leaving pool area.
9. No pets are permitted in the cabana or outdoor pool area except service animals.
10. No smoking in the cabana, or sauna.
11. No boom boxes allowed. Small transistor radios only, with the volume set at a normal conversation level.
12. Do not hang towels or suits on the fence to dry.
13. Pool hours are from 10:00 a.m. to 10:00 p.m.
14. Improper use of the pool facility may result in the revocation of pool privileges.
15. Emergency telephone is on the outdoor pool shed.

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ADDENDUM C  
CECA EMPLOYEES

Canyon Estates Condominium Association takes seriously the providing of a safe and secure workplace for your employees; therefore the following addendum to the CECA Rules and Regulations provide that:

1. If an owner has a valid maintenance requirement a letter or phone call to the office, that includes your name, unit #, and phone number, will cause a work order to be generated. CECA employees receive direction from the Board of Directors. They are not allowed to take direction from individual owners.
2. For owner and tenant safety, no one, except employees, should enter a work zone. When employees are working around the complex residents should not approach them to discuss that project or any other job the resident perceives as needed. Repeated violations of this rule will result in a fine when reported. There will be no warning letter.
3. Any owner or tenant who uses abusive or obscene language, shouts, threatens or otherwise appears to threaten any CECA employee will be subject to an immediate fine when the incident is reported.

ADDENDUM D  
GRILLS, B-B-Qs, HIBACHIS

Due to Insurance regulations and restrictions no one is allowed to fuel up a grill, B-B-Qs, Hibachis, or etc. within 10 feet of any building.