

Canyonwoods Condominiums

Standard List of Fines

1st Offense All Offenses
Thereafter

\$20.00	\$50.00	1. No resident of the Project shall post any advertisements, posters, or signs of any kind in Canyon Woods except as authorized by the Management Committee.
\$30.00	\$60.00	2. Residents shall exercise care in making noise or using musical instruments, radios, televisions, and amplifiers that may disturb other residents. Residents shall overserve Ogden City noise ordinance and observe quiet from 10:00 PM to 8:00 AM daily.
\$30.00	\$100.00	3. Keeping of domestic animals shall be in accordance with municipal sanitary regulations. When using Common Areas, all pets must be attended by their owner and be kept on a leash at all times. Any mess left by a domestic animal shall be immediately removed.
Actual Cost of Repair		4. In the event that the need for maintenance, repairs, and/or cleanup in the Common Areas is caused through the negligent acts of an owner, resident, family, pets, guests or invitees of an owner, the costs of maintenance shall be added to and become part of the assessment to which such owner's unit is subject.
\$25.00	\$50 per month thereafter	5. Resident shall be limited to a total of two domestic pets per unit. This number shall not include fish, birds, or the like.
\$100.00		6. Failing to report pet ownership and pay \$10 monthly fee within 30 days of acquiring pet or moving into the HOA.
\$10 per month		7. Pet owning residents shall pay a \$10/month maintenance fee total for domestic pet(s) which are not completely confined to the unit.
\$10.00	\$20.00	8. Prolonged hanging of garments, rugs, sheets and the like from the windows, doors or from any of the balconies of the project is prohibited.
\$35.00	\$50.00	9. Throwing of garbage or trash outside of the dumpsters provided for such disposal in the service area is prohibited. This is to include leaving pet waste, pet food, or food of any kind outside of units overnight (bird-feeders are excluded)
\$25.00	\$50.00	10. No owner or resident shall install wiring for electrical or telephone installation, television and antenna, satellite, machines, air conditioning units, or the like, on the exterior of the project or that protrude through the walls or the roof of the project except as authorized by the Management Committee. Once approval is received, satellite dishes must be installed on the roof if at all possible. Violators may also be subject to actual repair cost in accordance with rule # 3.
\$25.00	\$50.00	11. Residents may not construct any structure or make any modifications to the common areas of the outside of the individual unit without approval from the Management Committee.