

RULES AND REGULATIONS

of Canyon Woods Homeowners Association

Revision C – July 8th, 2010

These Rules and Regulations are set by the Management Committee in order to run a safe, efficient, and pleasant HOA. The authority to set such rules is allowed by the Declaration provided such Rules and Regulations are consistent with the rights and duties established in the Declaration and Bylaws. The rules and regulations may change at any time as decided by the Management Committee. All owners will be notified of any and all changes. All owners are to be held responsible for these Rules and Regulations and may face fines to the extent of the law or judicial action for not doing so.

*Reference: Article III, paragraph 21(e) of the Declaration and Supplemental Declaration
Article III, paragraph 29 of the Declaration and Supplemental Declaration
Article IV, paragraph 8 of the Bylaws of Canyon Woods Homeowners Association
Article VI, paragraph 7 of the Bylaws of Canyon Woods Homeowners Association*

Project: Canyon Woods as described in the Declaration and Bylaws.

Common Areas: All areas of the Project except for inside of each particular unit.

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, in which event any and all such signs shall be displayed in a tasteful manner.
2. Residents shall exercise care in making noise or using musical instruments, radios, televisions, and amplifiers that may disturb other residents. Residents shall observe Ogden City noise ordinance and observe quiet from 10:00 PM to 8:00 AM daily.
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. In the event that the need for maintenance in the Common Areas is caused through the negligent acts of an owner, resident or the family, guests or invitees of an owner, the cost of such maintenance shall be added to and become part of the assessment to which such owner's unit is subject.
4. Residents shall be limited to a total of two domestic pets per unit. This number shall not include fish, birds, or the like.
5. Pet owning residents shall pay a \$10/month maintenance fee total for domestic pet(s) which are not completely confined to the unit.
6. Prolonged hanging of garments, rugs, sheets and the like from the windows, doors or from any of the balconies of the project is prohibited.
7. Prolonged use of garments, rugs, sheets and the like for the purpose of acting as a shade or blinds on doors or windows is prohibited.

8. Dusting and shaking out of rugs and the like from the windows or from any of the facades of the project is prohibited.
9. Throwing of garbage or trash outside of the installations 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 (birdfeeders are excluded).
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.
11. Phase I residents shall be assigned one covered parking space, labeled with the Unit street number. In addition to the one covered space, an additional uncovered space (with no curb painting) is allotted per unit. Any guest or additional vehicles over 2 must be parked in uncovered spaces identified with a yellow curb. Residents should notify guests of parking rules and shall be responsible for guest compliance.
12. Residents may not construct any structure or make any modifications to the common areas or the outside of the individual unit without approval from the Management Committee.
13. Residents using any common areas must clean up any trash or litter caused by themselves or any guests.
14. The use of BB Guns, paint ball guns, firearms and the like is prohibited on Canyon Woods property.
- 15. Personal property sales, garage sales, and the like must have prior approval by the Management Committee. HOA approved sales are not to be held in common areas – they must be confined to the individual's personal unit. Any signage posted for the sale must be approved by the Management Committee.**