

# **SHADOW CANYON HOMEOWNERS** **ASSOCIATION**

## **RULES AND REGULATIONS**

### **USE RESTRICTIONS: UNITS**

1. No part of the Unit(s) or common property shall be used for any purpose except housing and the common recreational purposes for which it was designated. No portion or all of any unit may be used as a professional office.
2. There shall be no obstruction of the common elements nor shall anything be stored in the common elements without the prior consent of the Board of Directors except as provided either herein or in the By-Laws or CCR's expressly provided.
3. Each owner shall be obligated to maintain and keep in good order and repair their own unit in accordance with the provisions of the association documents.
4. Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance on any building, or contents thereof, applicable for residential use, without the prior written consent of the Board of Directors. No owner shall permit anything to be done, or kept in the unit or in the common elements which will result in the cancellation of insurance on any building, or contents thereof, or which would be in violation of any law.
5. Nothing shall be done in any unit or in, on or to the common element which will impair the structural integrity of any building or which would structurally change any of the buildings or modify their external appearance.
6. No animals or reptiles of any kind shall be raised, bred or kept in any unit or in the common elements, except for household pets, not to exceed one (1) per unit having a maximum weight of twenty (20) pounds, without the approval of the Board of Directors, provided they are not kept, bred or maintained for any commercial purposes; provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property upon three (3) days written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the common elements, or in any grass or landscaped area under any circumstances. All dogs must be kept on a leash not to exceed six (6) feet in length when outside the units, and owners shall walk their dogs on the outside perimeter or off premises only. All pet's droppings must be cleaned up promptly in any and all portions of the common elements. In no event shall tenants or guests be allowed to keep or maintain pets in any unit or any portion of the common elements.

7. No noxious or offensive activity shall be carried on in any unit, and patio areas or in the common elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or residents.

8. Nothing shall be altered on, constructed in or removed from the common elements, except upon the written consent of the Board of Directors.

9. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted in or on any unit.

10. It is recommended that all window coverings be of a neutral color and shade in order to maintain continuity within the project. No reflective materials of any kind may be placed in any window or door.

11. No commercial substances, such as gasoline, shall be kept or stored in the units or patios.

12. No one shall cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls, doors or roof or any part thereof or exposed at any window without the prior written consent of the Board of Directors.

13. Each owner shall keep their unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from, or from the doors, window, patios or balconies thereof, any dirt or other substances. Front screen doors need to be kept latched to prevent them from blowing open and causing possible damage to the doors.

14. All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules and regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the owner alone shall be liable for any damage or injury caused by such equipment in such unit.

15. The agents of the Board of Directors and any contractor or workman authorized by the Board of Directors may enter any room or unit in any building at any reasonable hour after notification for the purpose of inspecting any unit for the presence of any vermin, insects or other pests and for the purpose of taking such measure necessary to control or exterminate any such vermin, insects or other pests. In the event of any emergency, such right of entry shall be immediate, without the necessity of prior notification being given.

## **USE RESTRICTIONS: PATIOS OR BALCONIES**

1. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of any unit, patio or balcony or exposed on any part of the common elements.
2. No rubbish, garbage. Debris or other unsightly materials may be placed on any patio, balcony or entry.
3. No patio or balcony shall be decorated, enclosed or covered by any awning or otherwise without the prior consent in writing of the Board of Directors. No balcony or patio shall be used for storage of any item if said item is visible from another unit or the common areas. There is one roll down shade allowed to be installed. It shall be installed according to the specifications supplied by the Board of Directors and shall be of the type and style approved. Any installation of the roll down shade shall be made in writing to the Board of Directors and will need to be approved prior to installation.
4. Only commonly used patio furniture and accessories may be kept on any patio or balcony. Said furniture and furnishings must be kept and maintained in a state of good repair and condition.
5. No washing machine, dryers or other appliances shall be used or kept on any patio or balcony.
6. No clotheslines may be installed or used on or in any patio or balcony area.
7. All exterior light bulbs used on patio, balcony or entries must be replaced immediately after burning out and must be white. Exterior light fixture replacements should be comparable with present fixtures. There shall be no exterior lights visible above the wall of the patio other than the one installed light fixture by the association.
8. There shall be no items placed on the top of the patio walls. These walls are part of the Common Area and there shall be no storage or display of any items. No potted plants or decorative items are allowed.
9. Holiday lights can be displayed for a period of 6 weeks, commencing on December 1<sup>st</sup> and ending on January 15<sup>th</sup>. If lights are displayed at any other time you will be requested to remove them or receive a fine.

## **USE RESTRICTIONS: PARKING LOTS AND DRIVEWAYS**

1. The Association designates areas and spaces for your vehicles and those of your guests. Residents are limited to two vehicles that shall be parked in their assigned spots. If parking spaces are specifically assigned by either name or number, then your parking space is part of your unit. As such, you have the right to have an offending vehicle towed away at the owner's expense. Please be sure that your guests understand this policy and use only unassigned spaces when visiting.

The parking spaces are for automobiles only. If you have a recreational vehicle, trailer, camper, bus, boat, or truck larger than  $\frac{3}{4}$  ton you must have the association's written permission to park the vehicle on the property. Any vehicle, boat or trailer that is not expressly authorized for parking on the property or which appears abandoned or inoperable, even if it is parked in the right space will be tagged with a 24 hour tow away notice. This notice says that if the offense is not corrected within twenty-four hours your vehicle will be towed at your expense. In no event shall parking spaces be used for parking, repairing or reconstruction of recreational vehicles, motor homes, trailers of any kind, campers, boats or automobiles.

2. Visitor parking spaces are to be utilized by visitors only and they shall not be used by residents. Visitor spaces are to be used for a period of time that does not exceed 72 hours. There is limited parking for visitors so please be courteous and remove your vehicle from the property and make other accommodations if you will have guests for more than 72 hours.

3. Any vehicle parked in designated Fire Lanes will be towed away at owner's expense.

4. Vehicles can not be backed in to the parking spaces. They must be pulled in nose first. Those violating this rule will be fined.

5. All owners, their tenants, or the owner's representatives shall be responsible for the cleaning of any debris from their parking spaces. If there is damage to the parking lot from oil leaking it is the responsibility of the owner to clean this area and the owner is responsible for all costs associated with repairing the asphalt if there is damage.

6. No storage of any kind is allowed in the parking spaces.

7. Service Parking areas are to be used for service vehicles only. Anyone parking in these areas that are not a service vehicle may be towed at owner expense.

### **USE RESTRICTIONS: POOL**

1. No glass allowed in the fenced portions of the pool areas.
2. No loud and boisterous play allowed in the pool. Keep noise levels to a minimum before 10:00 am and after 10:00 pm. Hours are posted for usage.
3. No cutoffs allowed in the pool, swimsuits only.
4. No food allowed in the pool area.
5. No lifeguard is provided. The use of the pool is at your own risk.
6. All children under the age of 14 must be accompanied by an adult while in the fenced areas of the pool.
7. No children are allowed in the pool while in diapers or not yet completely potty trained.
8. All gates must be kept closed and locked at all times. No propping the gates open at any time.
9. No diving allowed in the pool.
10. All rules that are posted are to be followed or pool privileges can be revoked.
11. When in the pool area the cover must be removed. Please recover pool when you leave the area and make sure that all umbrellas are down.

### **USE RESTRICTIONS: SIDEWALK AND LANDSCAPED AREAS**

1. No bicycles, skateboards, roller skates, wheel driven toys or vehicles shall be allowed on any sidewalk or landscaping areas on the property.
2. No interference with the work of the landscapers is permitted. If you have a complaint or wish to report a problem contact the Property Manager.

### **USE RESTRICTIONS: LAUNDRY ROOM/RECREATION ROOM**

1. The laundry room and the recreation room are a convenience for the residents and must be left clean after use.
2. All clothing, soap and cleaning supplies must be removed after using the laundry facilities.

3. Promptly remove all articles of clothing from the machines when done so that others may use the machines.
4. Laundry room door to be locked after usage.
5. The laundry and recreation rooms are designated as "NO SMOKING".
6. The use of the recreation room for a private party requires approval and a \$25 deposit. Please contact the Property Manager for the proper forms.