

CANYON ROAD TOWERS OWNERS ASSOCIATION

RULES AND REGULATIONS

Approved by the Management

Committee

August 2024

which replace and supersede all previous Rules and
Regulations

CANYON ROAD TOWERS OWNERS ASSOCIATION RULES AND REGULATIONS

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CANYON ROAD TOWERS OWNERS
ASSOCIATION RULES AND REGULATIONS

1.

—INTRODUCTION

The Canyon Road Towers Owners Association (the “Association”) was incorporated April 18, 1979. It was created under the Utah Condominium Ownership Act and pursuant to the Declaration of Condominium (the “Declaration”), recorded March 16, 1976, and the By-Laws of Canyon Road Towers (the “By-Laws”), as amended from time to time.

Condominium living is different from living in a typical neighborhood. Common areas and facilities are shared by approximately 300 full-time residents living in 182 individual condo and townhouse Units. These Rules and Regulations are necessary to maintain the Canyon Road Towers community, to preserve peace and order, and to prevent damage to the Units and Common Areas. Those owners, occupants and guests who violate the Rules and Regulations shall be subject to warnings, penalties, fines, and legal action, depending upon the nature, severity and frequency of the violations.

As directed by the By-Laws, the Association, through its Management Committee/Board, has developed and adopted these Rules and Regulations to provide for the maintenance, operation, management and control of the Canyon Road Towers Condominiums. Each owner or occupant of a Unit shall comply with, and all persons renting or otherwise holding interests in Units are subject to, the terms of Utah State and local law, the Declaration, the By-Laws, and these Rules and Regulations. By acquiring any interest in a Unit or in the project, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of these Rules and Regulations. By renting or leasing any Unit in the project, the party renting or leasing also agrees to be so bound. Owners of Units are responsible for compliance with the Rules and Regulations, the Declaration and the By-Laws by their tenants.

When residents become part of the Canyon Road Towers condominium community, they agree to conduct themselves in accordance with applicable laws, the Declaration and By-laws and with all of the Rules and Regulations established by the Management Committee/Board.

2.

—MANAGEMENT OF THE ASSOCIATION

The Management Committee/Board/ is comprised of resident owners and is responsible for the management, operation and maintenance of the condominium. It sets policy and directs the work of employees, service vendors and others such as management groups, accountants and attorneys with whom it contracts. No relatives of members of the Management Committee/Board shall be employed by the Association or Association’s agents. The Management Committee/Board also supervises the work of volunteer subcommittees of owners who assist them.

1. ASSOCIATION EMPLOYEES. No owner or tenant shall direct, supervise or assert control over employees or committees of the Association except for the members of the Management Committee acting in their official capacity. Employees are contractually

prohibited from providing services to residents or owners. Therefore, residents shall not use Association employees to perform private services. Employees are to adhere to all Canyon Road Towers governing documents. It is imperative that all employees are instructed that they may be terminated if they are not in compliance with these rules and procedures.

2. BUDGETS. The Management Committee/Board prepares a yearly budget for approval of the owners at the annual meeting and operates within the approved budget. Owners will have access to a copy of the proposed budget 10 to 30 days before the annual meeting for final reading and vote. The Management Committee/Board is responsible for collecting monthly fees and assessments and paying Association bills.
3. RESERVE FUND. The reserve Fund shall be part of the annual budget and will be established in accordance with the Reserve Study Recommendations.
4. ASSOCIATION INSURANCE. The Association maintains a Master policy as required by Utah Law (UCA §57-8-43) and the Condominium Declaration... The Management Committee/Board has the option of purchasing other insurance as they deem necessary. This policy does not cover personal property. (See Insurance addendum for specifics.)

2.5 ENFORCEMENT. Should the Association be required to take any action against any owner, tenant, or guest to enforce the Declaration, the By-laws, Rules and Regulations, or to pursue any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise, the association may recover all of its costs and expenses, including a reasonable attorney's fee.

2.6. RIGHT OF ENTRY BY CANYON ROAD TOWER'S ASSOCIATION INTO CONDOMINIUM UNITS. Keys to each Unit will be maintained and secured. Unit owners and tenants who fail to furnish the Association with keys to the Unit will be responsible for the damages caused by forcible entry in the event of an emergency. Residents are encouraged to give an extra key to a trusted friend, relative or neighbor in the event they are locked out of their Unit. Declaration #23

3.—OWNERS' RESPONSIBILITIES

All residents, tenants and their agents, family, guests and employees are obligated to comply with the requirements of applicable laws, as well as the provisions of the Declaration, the By-laws and the Rules and Regulations established by the Management Committee/Board. Unit owners remain responsible for the acts of their tenants and guests to include any damage to buildings, facilities or common areas caused by any of them or their tenants or guests, and all such damage shall be repaired at the expense of the owner. Declaration # 25

1. INFORMATION ON RESIDENCY. An information form (available from the office or online) must be completed for every person intending to become a resident of Canyon Road Towers and will be updated yearly to provide accurate owner information including those authorized to vote on HOA matters. Landlords are responsible for making rules available to tenants prior to moving and sellers of Units should make the Rules and Regulations and the “Condominium Declaration and By-laws” available to buyers prior to closing. Copies of these documents are available at no charge at the website <https://crt.condos> or at the Association office for a small fee.
 1. FEES AND FINES. All Unit owners are responsible for any assessments and fees associated with their account. They are due on the 1st business day of the month. Late fees on delinquent accounts will be added on the 11th day of the month (See Fee and Fine Addendum). After 90 days of unpaid assessments, fees or fines, the delinquent account may constitute a lien on the interest of the Unit owner until paid in full and the Management Committee/Board may record a Notice of Lien. Declaration #30.3
 2. SECURITY & SAFETY. Canyon Road Towers is a limited access condominium, and the safety of residents depends upon each resident helping to maintain strict security. Only the owners are authorized to purchase FOBS (see 7.7 for more information) for the entrance doors and will be held accountable for each person that they allow to use them. All doors leading into the building from the parking garages and the walk-in entrances are to be kept closed and locked at all times except when in actual use. Doors are not to be propped or blocked open except by Association approval and oversight in connection with an arranged move or delivery. Residents should not open doors or garages to allow someone not known as a resident or their personal guest to enter the building.
 3. SAFETY for all residents and their Guests. Safety is the responsibility of all owners and residents. Any knowledge of unauthorized entrance, damage, or emergency of the building or grounds needs to be reported to the Office, Board of Directors or Maintenance. If the Fire Alarm goes off you will be alerted by a speaker in your unit if it is a stay in place or to exit to the outdoor assigned meeting area.
 4. PRIVATE INSURANCE. It is recommended that Unit owners maintain personal insurance coverage to supplement the Master Association Policy. We recommend you do a comprehensive review of your personal insurance with your own licensed insurance advisor. Canyon Road Towers has a property deductible of \$25,000 for each occurrence and Unit owners are responsible to pay for any loss up to and including the deductible amount on the Master Association Policy. It is recommended that owners purchase “loss of use” liability and earthquake coverage to supplement the Master HOA policy. If the unit owner elects not to purchase individual insurance, they shall be considered self-insured. (See Insurance addendum for specifics).
 5. OWNER RESPONSIBILITY FOR CLEANING AND MAINTENANCE. Unit owners is responsible for maintenance, upgrades and cleaning of the interior of Units. This includes doors, locks, glass doors, windows, plumbing, electrical and HVAC systems within the Unit. Renters must contact their landlords for all interior maintenance and repairs.
6. FLOOR CLEANING. No truck mounted cleaning vehicles shall be used.

7. WATER SUPPLY. Both hot and cold water valves to your unit should be turned off when the unit is vacant for a period of a week or longer. If help is needed contact Maintenance. Hoses should be periodically inspected and replaced, as hose breakage can cause expensive flood damage to your own and other units.

4.—GOOD NEIGHBOR GUIDELINES

1. SOLICITORS. Solicitation of any kind is not permitted in the building.
2. NOTICES. Notices of events or other matters of common interest should be given to the Association office staff for approval before being posted on the bulletin board located by the office on the first floor. Only residents may submit notices. Community notices may not be posted on the elevators or elsewhere in the project. Only personal notes of residents and materials relating to the Canyon Road Towers community may be distributed door-to-door.
3. NOISE. Residents and guests shall not make any disturbing noise in the building that may interfere with the rights, comforts or convenience of other residents. Residents who are disturbed by noise from a neighbor should attempt to resolve the situation with the neighbor prior to making a complaint to the Association. Quiet times Sunday-Thursday after 10:00 pm and Friday & Saturday after midnight.
4. SMOKING. This is a no smoking building. Smoking, e-cigarettes or vaping are not permitted in the units, common and semi- common areas or grounds. Fines will be assessed.
5. ANIMALS/PETS. No animal/pets of any kind are allowed in the Canyon Road Towers condominium project or on the grounds. This applies to all owners, residents, guests or their invitees.

Canyon Road Towers (CRT) has been from its inception a no-animal community. That prohibition appears in the original Declaration of Condominium that governs all CRT units. For reasons that are literally a matter of life-and-death to some of our owners, the no-animal policy must be strictly enforced. It excludes even service animals and emotional support animals. CRT's no-animal policy has been challenged under both the federal Fair Housing Act and the Utah Fair Housing Act and has been upheld as enforceable by the Third District Court and relevant administrative agencies. Under each of these statutes, an association is allowed to exclude service and emotional support animals where, as is the case with CRT, the animals would pose a direct or serious threat to the health or safety of other individuals. If you have questions about the no-animal policy, you may contact the CRT Association President.
6. BUSINESS OR TRADE IN THE BUILDING SPACE. As stated in The Declaration, no commercial or business activities may be conducted from the Units, including the parking

spaces, that involve on-site employees, business invitees, or the sale of products delivered or shipped from the Units or that produces foot traffic or noise. Common areas may not be used for commercial purposes.

7. MAIL HANDLING. Each resident is provided with a mailbox to be opened by a personal key. Larger packages may be stored in the billiards room to be picked up. Association employees may neither open mailboxes nor deliver mail to a Unit. If a resident is to be out of town for an extended period, the Post Office should be notified to hold or forward the mail.
8. BICYCLES, SCOOTERS, ETC. No bicycles, scooters, or other similar vehicles are to be taken through the 1st floor lobby of Canyon Road Towers, and shall be parked within the confines of the parking stall or storage locker owned or rented by the resident involved. Bicycle racks are located in the parking garages for the convenience of residents. Users are encouraged to lock their bike and monitor it. The Association is not responsible for theft or damage. Bikes may be taken into your unit if brought through the garages and carefully taken into the elevators, not to scratch, dent or leave debris. No bikes should come through the front doors. Bikes may not be stored on balconies.
9. MOBILITY DEVICES. Mobility devices, including wheelchairs, motorized wheelchairs, Jazzy, Scooters, etc., are not to be stored, parked or left unattended in the hallways or in common areas except for entrance to the swimming pool where the fire marshal has approved.
10. SHOPPING CARTS. Shopping carts are provided for the convenience of residents, and may not be left in Units, hallways or common areas. Residents who use carts are responsible for promptly returning them to the designated area in the garage. No shopping carts are to be taken through the front doors of the building.
11. EXTERIOR OF BUILDING. The Declaration provides that no resident is allowed to place or display anything on the exterior of the building. No signage, banners, flags or decorations may be displayed. The only two (2) exceptions allowed by the Management Committee/Board are for:
 1. By US statute the American flag may be flown only by flag etiquette and US code. <https://www.almanac.com/us-flag-etiquette-rules-and-guidelines> & <https://www.usa.gov/flag>
An American flag length may not exceed four (4) feet.
 2. Holiday lights which may be installed only from Thanksgiving through New Year's Day on balcony railings. Nothing may be attached to walls or ceiling.
- 11.2 The exterior view of all shades, blinds and draperies shall be white.
- 4.12 ROOF. No one shall at any time or for any reason enter upon the roof of the building without permission of building maintenance or the Management Committee/Board.

4.13. **TRASH.** Trash chutes on each floor are provided for the convenience of the residents. They are available for use between 8:00 a.m. and 10:00 p.m. All trash should be heavy duty bagged in small enough packages so as not to clog the chute. No loose garbage, cardboard boxes or construction materials are allowed in the trash chutes. Please break down cardboard boxes and take them to the 1st floor Recycling dumpster. (See additional requirements for disposing of Construction and Remodeling debris.)

4.14. **RECYCLING.** Recycling is required by Salt Lake City for all high-rise buildings.

WM Acceptable Recycled items Clean and Dry

Flattened Cardboard boxes	Plastic containers #1-7
Newspapers & magazines	Aluminum cans, foil & pie tins
Office Paper	Tin or Steel cans
Brown paper bags	Paper Dairy & Juice containers
Paper board	No plastic bags, wrap or foam containers
Junk mail	No shredded paper or small strips
Phone books	No liquids, foodstuffs or pizza boxes

If in doubt, Leave it out!

Waste Management Garbage Disposal and Recycling NO-Nos

No construction material, tires, oil, appliances, paint

No technology, monitors, TVs, batteries, fluorescent light tubes

No flammables, combustibles, furniture, mattresses, box springs

5. —COMMON AREAS

5.1 BALCONIES AND 1ST FLOOR PATIOS. Balconies and patios are limited common area and the only items allowed in these areas are outdoor patio furniture and potted plants. For structural considerations, the combined weight of furniture and vegetation on balconies shall not exceed 500 lbs. on any one deck. Balconies must remain natural concrete as surfaced by CRT Owners Association. No hanging items, including plants or wind chimes, decorations, lights and no barbecues or appliances are allowed. No rugs, carpets or floor coverings. No feeding of birds is allowed on balconies, patios or grounds. Violations shall be subject to fines. Owners are responsible to keep balconies and patios clean of debris. Do not sweep or wash debris or water over the edge of the balconies.

COMMON AREA. No articles belonging to Unit owners, their tenants, or their guests, shall be kept in the common area, and these areas shall be kept free of obstructions. including door mats. The only exception allowed by the Management Committee/Board to this rule is for Holiday decorations which may be displayed in resident hallways from Thanksgiving Day through New Year's Day. The following rules apply:

Decoration allowed on unit doors

Decoration may be hung from the two small squares below the glass on the light fixtures

No decoration may be put on the walls

No draping or daisy-chain of décor or lights along the wall or floor is allowed.
No decorations on the floor with an exception of the alcove by the 6 stack, but not to extend into the walking space
No extension cords
No furniture allowed in the hallways
No decoration in front of elevators or exit-doors.
The Lobby and other Common areas will be decorated as assigned by the Board.

2. Door space between parking stalls and storage lockers and the aisles between storage lockers are common areas and nothing may be stored there at any time. Declaration #35.1
3. COMMON AREA MAINTENANCE. The Association is responsible for and shall maintain all common areas. Unit walls, the exterior building area, including light fixtures, roofs, gutters and common area glass adjacent to common areas.
4. NO PERSONAL PROPERTY STORED IN COMMON AREAS. No property may be stored in the common areas, hallways, in front of storage lockers, or in the aisles between storage lockers.
5. GENERAL RULES FOR USE OF COMMON AREAS. All persons using any of the recreational facilities, social room and other common areas do so at their own risk.
6. ELEVATORS. The elevators are for the use and convenience of residents and their guests. Courtesy is requested in taking large items or shopping carts into the elevators. (Please see the requirements of padding and reserving the elevators for moving and deliveries).
7. BILLIARD/LIBRARY ROOM. The Billiard/Library Room may be used from 5:00 a.m. to Midnight. This room should be kept closed and locked at all times when unattended because packages and mail are left there.

6.—SOCIAL ROOM AND MULTI-PURPOSE ROOM.

1. FIRST FLOOR SOCIAL ROOM. Use of the 1st Floor Formal Social Room is available, by reservation, for activities of groups not exceeding 50 people. No shopping carts are permitted in the 1st Floor Formal Social Room and the large table shall not be moved for any reason without prior approval of the Management Committee/Board. The room is available from 8:00 a.m. to 11:00 p.m.

2. MULTI-PURPOSE ROOM (ROOM 313). Use of the Multi-Purpose Room (Room 313) is available, by reservation, for activities of groups not to exceed 30 people. The room is available from 8:00 a.m. to 9:30 p.m.
3. RESERVATION AND RESPONSIBILITY FOR USE. Residents may reserve either room for personal activities by making arrangements at the office not more than 90 days in advance.

The time of starting and ending, to include set up, may not exceed 4 hours. Reservations may be made by the responsible resident either online or by completing the appropriate form and delivering it to the office. The deposit must be received within 24 hours to confirm the reservation. This deposit will be refunded if all cleaning and restoring of the room is done and no repairs are needed. If a spill or damage occurs, please use the work order form on the office door to notate what needs to be fixed or leave a message on the office answering machine. Cost of cleaning or repairs will be subtracted from the deposit and excess will be charged to the owner.

The resident making arrangements will be asked to acknowledge acceptance of all rules when the reservation is made. (Also see the detailed instructions for the kitchen kept on the kitchen counter.)

4. RESIDENT HOST MUST BE PRESENT. The resident host must be present and is deemed to be responsible and in charge at all times that either room is in use. The party shall be confined to that room and not spill out into the halls, lobby or entranceway. When feasible, the door should be closed while the party is in progress, unless it is an open house or a building-wide event. Children and teenagers must be supervised and not allowed to wander freely through the building, the game room, hallways, garages, elevators, etc. If music is involved, it must be maintained at a level not disturbing to other residents. Loud talking, rowdiness and shouting are prohibited. No smoking is permitted anywhere in the building and beverages should not be carried outside either room.

7.—GENERAL RULES FOR USE OF RECREATIONAL FACILITIES

The swimming pool, hot tub, sauna, game room, and tennis courts are provided only for the use of residents and their guests. Residents have priority in use of the exercise room.

“Residents” are

defined as permanent occupants of Units who have registered with the office and have agreed to the building rules. Non-resident owners who have rented Units to others are deemed to have rented out the right to use the common areas and are not considered residents for these purposes. All persons using the facilities must follow the rules on posted signs and in the Canyon Road Tower’s governing documents.

1. ADULT MUST BE PRESENT. An adult resident host must be present and supervise the use by guests of all recreational facilities. The Resident host and the Unit owner shall be

held responsible for the actions of all guests using these facilities under his or her sponsorship, and for any and all damage caused to such facilities during such use.

2. FACILITIES MAY BE CLOSED. Access to these facilities may be closed by the Management Committee/Board whenever it is necessary for safety or for maintenance purposes. None of the common areas are available for use by outside people or groups.

3. ACCESS MAY BE DENIED. Upon proper notice and the opportunity to be heard pursuant to UCA §57-8-52, the Management Committee/Board shall have the right to prohibit the use of these facilities to any condo Unit owner or renter for failure to make payment of any assessments or fees which are due, or for violations of the rules.

4. RESPECT RIGHTS OF OTHERS. Users of recreational facilities must respect the rights of other residents by courteous behavior. Loud and boisterous conduct, horseplay and running will not be permitted. Residents should report violations of the rules to the Management Company or Committee.

5. NO FOOD OR DRINK OR BREAKABLE CONTAINERS. No food or drink and no glass or hard plastic containers are permitted in any of the recreational facilities except water is permitted in the tennis court area and exercise room in an unbreakable container.

6. UNIT OWNERS AND RESIDENT HOSTS RESPONSIBLE. Resident hosts and Unit owners are responsible for the actions of all children and teenagers under 18 years of age, whether guests or residents.

7.7. FOBS are not only a simple way of opening our entry doors but also a means of the safety and security of our building. To make sure that our building is secure, the Association must have controlled use of fobs and record of those in possession of each fob.

1. Fobs must be purchased from the office by an owner. All fobs must be registered with the office and assigned to the owner **by name**.
2. The owner must provide the office with the name and contact information of every person in possession of a fob assigned to the owner. This includes real estate agents and the like.
3. The owner is responsible for the actions of those utilizing the fobs assigned to the owner. Doors and hours access for non-residents may be limited based on need.
4. **Multiple family members using the CRT unit are required to provide their names, addresses and phone numbers on the owner form kept by the HOA Office.**
5. Fobs must not be given to a guest to access the recreational facilities. An adult resident host must be present and supervise the use by guests of all recreational facilities.
6. Fobs must not be given to construction workers. Owners must purchase temporary fobs for such purposes from the office and indicate a construction completion date to the office. Upon returning the temporary fob to the office by the construction completion date, the owner will be refunded a portion of the purchase price if the fob is in good working condition. Doors and hours access will be limited for construction workers. Temporary fobs will be automatically deactivated at the construction completion date.
7. If a fob is given to someone not authorized, it may be deactivated. The owner giving the fob to an unauthorized party may be fined according to the fine schedule.
8. Loss of a fob must be reported to the office or a Management Committee/Board member within 24 hours.
9. Fobs assigned to an original owner will be deactivated on the day ownership of the owner's unit is transferred to a new owner, and the original owner will be unassigned.
10. In order to have a fob activated and a name added to the entry box in the foyer, new

owners must provide the following to the office:

- a. completed information sheet that lists all persons residing in the unit (available in the office),
- b. warranty deed showing ownership,
- c. signed acknowledgement form, available in the office,
- d. payment of administrative fee for new residents, and
- e. a confirmed move-in date.

7.8 GARAGE DOOR OPENERS are sold and activated by the office for use of residents. Although they are not tracked like fobs but registered to the owner by a security code. Do not leave your garage door opener in your vehicle. If the opener is lost or stolen report it immediately so that code can be turned off, for security of our garages.

All owners are responsible for the use of their openers. Owners may request their vehicle to be set on the code for their assigned parking level by contacting Maintenance.

The CRT/Board requests that residents control the use of their garage door opener/s such that the garage doors are only opened and closed by those living in Canyon Road Towers for the safety of residents.. Residents will be notified in advance of door opener changes .

Also, for safety and security, if any person locks a garage door in the open position for deliveries or any other reason, the person locking the garage door in the open position must be present at the garage door until it is closed again.

7.9 EXERCISE ROOM AND EQUIPMENT. Use of exercise room and equipment is for those 16 years of age and older only. Residents have priority in using the equipment. The exercise room will be available from 5:00 a.m. to 12:00 midnight.

1. SWIMMING POOL, HOT TUB, SAUNA AND DRESSING ROOMS:

1. BOARD OF HEALTH REQUIREMENTS. The Board of Health prescribes certain requirements for the operation and use of pools and spas. Those requirements, as amended from time to time, are hereby adopted by the Association and will be posted.

Violators will be fined and may lose access to the facility.

2. HOURS OF OPERATION.

Pool Hours: Open hours daily with the restriction of guests to

Monday- Friday 1:00-5:00 pm and Saturday and Sunday noon- 6:00 pm.

3. POOL ACCESS. Swimmers should use the second-floor hallway, and not the lobby area when going to and from the pool, (except for residents on the first floor who have no other practical access.)
4. PERSONAL HYGIENE. Each person must shower with soap immediately before using the swimming pool, hot tub or sauna or after using the restroom while using the pool, sauna or hot tub (Health Dept).
5. HEALTH PRECAUTIONS. Persons with communicable diseases transmissible by water may not use the swimming pool, hot tub or sauna, nor may persons with exposed sub-dermal tissue (including open blisters, cuts or other lesions.) People can become faint while using a hot tub or sauna and should not use them alone. Staying in high temperature water for too long can be harmful; the Board of Health recommends no more than 15 minutes. Elderly persons and those suffering from heart disease, diabetes or high blood pressure should consult a physician before using the hot tub or sauna.
6. SUPERVISION AND AGE RESTRICTIONS. Resident hosts must remain with their guests at all times while in the pool area. Children under the age of 14 must be accompanied by an adult while in the pool area. Children under the age of 5 may not use the sauna or hot tub.
7. SWIM DIAPERS. Individuals who are incontinent or not toilet trained will not be allowed in the swimming pool unless wearing a diaper plus a swim diaper over it (Health Dept).
8. ROUGH PLAY. Running, boisterous, rough play or diving in or around the swimming pool and hot tub are prohibited.
9. SWIMWEAR. Swimwear shall be worn at all times. Swim caps are recommended.
10. SUNTAN OILS AND COSMETICS. Suntan oil, liquids or powders of any kind are not allowed anywhere near the swimming pool or hot tub. No sunbathing is permitted on the front lawn areas.
10. DRESSING ROOMS. Dressing and Rest rooms are provided for residents and their guests. Please help us keep them clean and report any problems to maintenance.
11. TENNIS and PICKLEBALL COURTS. The courts have been provided for the private use of residents and their guests. The courts are fragile and demand care, so the cooperation of all users is required to maintain them in first-rate condition. It is extremely important that the surface of the court is not marred, dented or disfigured. Therefore, no glassware, soda pop bottles, chairs, tables or ladders will be allowed in the court areas. Children under the age of 12

and guests must be accompanied by a resident adult. Use of the courts will be on a first-come, first-serve basis for a one-hour block of time if others are waiting to play. Users should respect the time they use the courts to accommodate other users waiting to play. Players must wear tennis shoes at all times on the courts. Bare feet or street shoes are prohibited. Bathing suits are not permitted on the courts. Residents and accompanied guests may use the courts 8:00 am to 9:00 pm or dusk (whichever comes first) daily.

Only approved Pickleball paddles and balls may be used.

8.—CONSTRUCTION, REMODELING AND REPAIR

1. CONSTRUCTION GUIDELINES. The Declaration and Utah law as it applies to common areas generally prohibit any resident from moving walls and replacing cabinets, wiring, plumbing or conduit without prior approval of the Management Committee/Board and, where required by law, a building permit. The floors of the building are built using post-tensioned concrete and any cutting, grooving or gouging of the floors or ceilings may seriously endanger the structural integrity of the building.
2. REMODELING REQUIRES ADVANCE APPROVAL. All remodeling plans must be approved in advance by the Management Committee/Board and must meet all applicable codes. Work, including electrical and plumbing, shall be done by licensed contractors. Of Note: Any modifications to plumbing or wiring must be reviewed and approved by management, be performed by licensed contractors, and the contractor must pull a building permit for such work as those changes could affect other Units.
3. CONSTRUCTION HOURS. Construction and repairs shall only be allowed between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday. Demolition, moving of building equipment, materials, furnishings and debris; installation of flooring, or other noisy, messy construction will only be allowed from 8:00 a.m. to 6:00 p.m. Only smaller quiet projects, self-contained within the unit may be continued 6:00 p.m. to 8:00 p.m. (ex. Painting)
4. WIRING. The wiring in the building is interconnected throughout several units and continuous to one source. This makes it imperative that all repairs are done by licensed contractors and kept free of problems for other residents. Circuit loads and planned additions may be limited by the design of the system and affect others. Any electrical modifications to a Unit must be approved and coordinated in advance by the Canyon Road Towers Building Manager.
5. PLUMBING. The owner must also be cognizant that all plumbing is connected through each stack and throughout the building. A licensed plumber must be used to complete a project that may also affect plumbing in the wall or other units.

6. FLOOR COVERINGS. It is suggested that floor coverings be carpet with padding wherever possible. In the event that wood, tile or stone is approved, a subfloor with sound protection of 60 decibels or more must be installed to prevent noise to surrounding units. Tile and stone must be laid using a mortar adhesive with sound protection.
7. CONSTRUCTION DEPOSIT. Prior to engaging in any construction or remodel, owners are required to remit to the office a refundable deposit to cover potential costs of damages to, and cleanup of, common areas during, or resulting from, construction or remodel. The construction deposit will only be refunded after a final inspection report is filed with the management office by the Unit owner.
8. PRE-CONSTRUCTION MEETING. Before the project may begin, the unit owner shall arrange for a pre-construction meeting with a representative of the Management Committee/Board to review these rules and to coordinate activities as needed. Prior to the meeting, contractors are to provide certificates of insurance with the Association as a named insured and complete a workman's agreement. Owners must provide the Association with permits, plans and/or drawings, a description of the scope and details of the remodel, and an Owner's property and liability insurance certificate.
9. BUILDING PERMITS. Owners are required to obtain City building permits for any construction, remodel, or work that involves walls, electrical, or plumbing. Permits are to be filed with the management office. Owners shall be proactive in providing courtesy information to neighboring condo residents of what to expect in terms of disturbance, noise, or other issues that may affect them.
10. OWNER RESPONSIBILITY FOR CONTRACTOR SUPERVISION. Owners are responsible to ensure that contractors in their employ do not damage, soil or litter any common areas. This includes condo doors, loading entrances, lobbies, hallways, elevators, and parking garages. Contractors are required, at the conclusion of work each day, to clean, vacuum or sweep any dirt or debris in common areas resulting from their project. Canyon Road Tower's staff is not responsible for this cleanup. If cleanup is required, there will be a deduction from the construction deposit for each incident. Should such fees exceed the amount deposited, the excess will be assessed to the unit owner. Owners are to inform contractors that they are not to dispose of any material or debris in the trash chutes on each floor or in the dumpster containers in parking level 1. These are for residential use only. Contractors are required to remove and dispose of all trash or debris resulting from demolition or construction. Violations resulting in an extra pick-up charge will be deducted from the deposit.
11. ELEVATORS. Contractors and owners are responsible to arrange with the office for use and protection of the elevators when moving freight and building materials.
12. WORK MUST BE CONFINED TO UNIT. Owners are to inform contractors that their work will be confined to the interior of the unit. No staging or work is to take place in any common area. If such is required, contractors should prepare materials in their shop and bring it to the jobsite.

13. CONTRACTOR PARKING. Contractors are allowed to park only on the west side of the Third Avenue entrance to the level 3 garage. If not reserved for a move they may use the 3rd Avenue delivery entrance of the 2nd floor garage to unload materials. This parking is on a first-come first-served basis or the contractor may park on the street. Contractors and tradesmen who park their vehicles on Canyon Road Tower's property must display a sheet of paper indicating the unit in which they are working. A per vehicle deduction will be taken from the remodel deposit for violation of this rule.
14. PROTECTION OF COMMON AREAS. Contractors and Unit owners are responsible to cover hallway carpets when they will be moving building materials or trash through the hallways. For construction needing heavy traffic a self-adhesive cellophane will be applied by Maintenance and charged to the Unit owner.
15. FINES. Owners who fail to comply with these requirements will be assessed a fine pursuant to applicable Utah law and the fining procedures set forth in these Rules and Regulations.

9.—SELLING AND LEASING OF UNITS

1. OWNER TO PROVIDE NOTICE. Owners shall notify the Association office at the earliest possible time of their intention to sell, lease or rent, the date the Unit will be vacant and the name of the real estate agent, if one is retained. Owners or agents are responsible for showing Units. Association employees may not provide access to or show any Unit. Owner may provide a 5 x8 ad to place in the entry vestibule board.
3. KEY BOXES. A real estate key box may be placed West of the main building entrance pursuant to a listing agreement to market and sell the Unit. The Association must be notified in advance if a key box is to be placed, and must be advised of the name and telephone number of the listing agent. The Unit Owner supplies keys to his Unit to an agent for access. The Unit Owner assumes responsibility for FOB access to the building Lobby entry by only providing one designated fob that is registered in the CRT office for use by the agent and others who may show the Unit. The Unit Owner shall be responsible for any damage or violation of use resulting from improper use of the FOB.
4. ANNOUNCEMENTS AND SIGNAGE. Announcements of Units for sale or lease may be given to the office for display on a 5"x8" card in the locked display case in the entrance. No "For Sale" or "For Lease/Rent" signs will be permitted on Canyon Road Tower's property, except in the case of open houses. An agent may conduct an open house and may temporarily place one "Open House" sign not more than three feet from the sidewalk running east-west in front of the main entrance to the high-rise building. If used, the sign is

to be removed immediately following the close of the open house. Agents may not use the lobby or social room to conduct business during the open house.

5. RENTAL POOL PRACTICES AND PROCEDURES. The unit owners have amended the Declaration of Condominium to manage rentals. The amendment caps the number of units which may be rented at any one time, and establishes a system of equal use through a Rental Pool. Any owner wishing to rent their unit should become familiar with the 2011 amendment to the Declaration of Condominium and any city or county laws, for example the Good Landlord Law and the requirement to have a business license.

9.4.1 REQUEST TO BE INCLUDED IN THE RENTAL POOL.

A resident Unitowner of one year or more may request to have the Unit be included in the Rental Pool. Unit owners must make the unit ready and available to rent within 60 days of submitting to the CRT Board a request for the rental pool. If the unit owner has met the residency requirement, the Rental Committee provides help and documents to be completed. Once all documents and requirements of compliance are met, the association will notify the unit owner in writing regarding the availability of space in the Rental Pool. If space in the Rental Pool is currently unavailable, the association will inform the unit owner in writing of their position on the waiting list. Waiting list owners will be notified as soon as there is an opening in the rental pool.

2. POSTING OF RENTAL NOTICE. When the unit is approved for rental in the pool, a 5" x 8" card with rental information may be given to the office that will be posted in the locked glass case at the entrance.
3. OWNERS RESPONSIBILITY FOR COMPLIANCE. Unit owners acknowledges responsibility for his or her compliance and his or her tenant's compliance with federal fair housing guidelines, state and local laws and rental regulations, and with the Canyon Road Towers Declaration, Bylaws, and Rules and Regulations. Unit owners accept responsibility to provide each tenant with the most recently published Rules and Regulations. Help to complete compliance is given through the Rental Committee and an engaged management company.
4. OWNERS RESPONSIBILITY FOR DOCUMENTATION AND COMPLIANCE. Unit owners must provide documents identifying names, required information of new tenants and assurance they have had a background check. Unit owners must inform the office of the date of each move-in and move-out. Moves will be between the hours of 8:00 a.m. and 8:00 p.m., Monday through Saturday. Unit owners will be assessed an administrative fee each time there is a change in tenant—either a single tenant or a group of tenants. Unit owners must arrange for use of the elevator if necessary and pay all administrative fees before the move-in or move-out.
5. OWNERS RESPONSIBLE FOR FINES AND PENALTIES. Unit owners accept complete responsibility for any fines, penalties, or fees resulting from noncompliance therewith, and all fees and fines incurred by a lessee or other non-owner occupant are

the responsibility of the Unit owner. Noncompliance may also result in removal from the Rental Pool.

6. UNIT OWNER RESPONSIBLE FOR FEES AND ASSESSMENTS. Unit owners must pay all fees and assessments in a timely manner. Failure to do so may result in all units controlled or owned by the unit owner being removed from the Rental Pool.

7. UNIT OWNER RESPONSIBLE FOR LEGAL EXPENSES. In the event the Association must commence legal proceedings to evict a renter lessee or occupant, the Unit Owner agrees to pay or reimburse the association for all attorney fees.

8. SUBLETTING PROHIBITED. Unit Owners must include in their lease agreements a prohibition of any subleases.

9. MINIMUM RENTAL PERIOD. No Unit may be rented for a period of less than 6 months.

9.4.10 SMOKING, E-CIGARETTES OR VAPING NOT ALLOWED. Canyon Road Towers is a non-smoking residential community. Smoking is not allowed in units, common areas, or on the grounds. This includes your guests or invitees.

9.5.11 PETS/ANIMALS NOT ALLOWED. Canyon Road Towers is a pet-free residential community. Because of limitations in the ventilation system, no pets will be allowed. This includes your guests or invitees.

12. DEFINITIONS:

1. Rental Pool – those units whose owners are in compliance with the rental policy, are rented or are available to rent, and are approved by the Management Committee/Board to be rented.

9.412.2. Rental Waiting List – Those who have submitted a written request to be included in the Rental Pool and are waiting for an approval or an available space in the Rental Pool.

10. —MOVING AND DELIVERIES

1. HOURS AVAILABLE FOR MOVING. Moving furnishings and appliances in and out of the building creates noise, inconvenience and additional wear and tear on the Common Areas. Arrangements must be made with the Association office in advance of all moves and deliveries. All moves and deliveries must be started and completed between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday.

2. PARKING OF MOVING VANS. All moving vans, trucks, etc. used for delivering or moving property in and out of the high-rise building must park on the west side of the Third Avenue entrance to the 2nd-level parking garage while the move is taking place. The space shall be reserved through the CRT office, M-F 8:00 am till noon.
3. MOVES WHERE NO ELEVATOR IS REQUIRED. For deliveries or moves into or out of the Second and Third Avenue Townhouses and Units on the 3rd or 4th floors of the high-rise building, for which no elevator is required, the west side of the entrance to the 3rd-level parking garage on Third Avenue should be used.
4. BUILDING ENTRANCES MUST BE SECURED. Entrances to the garages and building must be secured at all times and not left unattended when open.
5. UNIT OWNER RESPONSIBLE FOR BUILDING DAMAGE. All damage to Canyon Road Tower's property caused by moving or carrying an article shall be the responsibility of the owner of the Unit involved in the move or delivery. Owners and renters or a designated agent must be present to meet the movers and to open the Unit. Association employees are not authorized to open Units for movers or delivery people or to help in moving or delivery.
6. USE OF ELEVATORS FOR MOVING FREIGHT. Elevators may be used for carrying freight under the supervision of the Maintenance. Permission to use the elevators must be obtained prior to use (3-day advance is requested) so the elevator cab can be properly padded. An elevator can be dedicated to a specific move for up to 4 hours (this is the longest the elevator can be dedicated without possible damage to the system). The owner of the Unit scheduling the move or delivery is responsible for proper notification and any damage to the elevator. Violations are subject to fines.

11. —PARKING AND PARKING STALLS

1. CONVEYANCE OF PARKING STALLS AND STORAGE LOCKERS. Each condominium or townhouse Unit is titled with one assigned parking stall and one assigned storage locker. Title to stalls and lockers must always remain associated with that condominium or townhouse Unit. By law, they may never be sold separately. For example, Unit101 has parking stall P178 and storage locker S57, which may never be sold separately. The exclusive right to use and occupy parking stalls and storage lockers is always appurtenant to and must pass with the title to the condominium to which they are assigned.
2. SEPARATE PARKING STALLS AND STORAGE LOCKERS. Other parking stalls and storage lockers not appurtenant to condominium or townhouse Units (with separate ownership deeds) may only be owned by, or conveyed to, owners of other condominium or townhouse Units, and may be leased or rented to, or used by, only persons who currently reside in Canyon

Road Towers condominium or townhouse Units. As parking stalls and storage lockers may only be owned by owners of condominium or townhouse Units, title to condominium or townhouse Units and parking stalls or storage lockers should be held in the same names and in the same capacities. Transfer of separate parking stalls and storage units must be approved by the Management/Board and may be restricted.

3. USE OF PARKING STALLS BY RESIDENTS AND GUESTS. All residents, owners and renters, must own or rent a parking stall for each vehicle parked in one of the garage parking stalls. Non-resident owners who have rented their Units have also rented out the right to use the parking stall associated with their Units.
4. OWNERS AND RESIDENTS MAY NOT USE GUEST PARKING. Guest parking stalls shall not be used by residents for their own vehicles at any time. Residents shall not permit guests (including tenants, friends or relatives) to use parking stalls belonging to others without permission. A vacant parking stall does not mean it can be used, even temporarily, as it is owned or rented by someone else.
5. PARKED VEHICLE MAY NOT IMPEDE ACCESS. No vehicle belonging to a resident, family member, guest, tenant or employee shall be parked in such manner as to impede or prevent ready access to another parking stall or storage unit. . Automobiles must be parked behind the yellow line in front of storage lockers, so as to permit easy access to the storage lockers.
6. RESIDENT RESPONSIBLE FOR OIL SPILLS. The resident is responsible to clean parking spaces of oil drips and stains. There will be a charge where an oil pan is placed by Maintenance to collect oil drips in parking stalls. Frequent checking and cleanup by the resident is required
7. VEHICLES MUST BE LICENSED AND OPERABLE. All vehicles must be currently licensed, kept clean and in good working order at all times. No repairing of vehicles is to be done in the garage area. Parking stalls may not be used for commercial purposes, including rental to non-residents or for the commercial storage or sale of vehicles.
8. GUEST PARKING. Guests, whether parked for a short time or for more than 48 hours, may use stalls marked "GUEST PARKING" which are located only in the 1st and 2nd-level garages. One Guest Parking pass is given to each Unit Owner for a 48-hour short term parking. Guests parking longer than 48 hours shall obtain a parking pass from the office. Numbered stalls are privately owned and may not be used by guests. A resident's employed workers are not considered to be guests and must use stalls owned or leased by the resident. Residents may not park in Guest Parking. Violation of the parking rules may result in the owner being fined and the vehicle may be booted or towed.

9. PARKING REGULATIONS. Owners, their employees, contractors, agents, visitors, and family members must obey the parking regulations posted in the driveway and parking areas, as well as any other traffic regulations established in the future for the safety, comfort and convenience of all residents.

10. —VEHICLES WILL BE TOWED AND IMPOUNDED. Any vehicles found parked in violation of these parking rules will be given a warning notice and the license number will be recorded. If a vehicle continues to be parked in violation, it will be towed away or impounded with or without notice and the total cost of which will be paid by the violator or host.

11. —PARKING STALLS MAY NOT BE ALTERED. Per Canyon Road Towers Declaration, parking stalls are not to be covered or enclosed and these modifications will no longer be approved. Parking stalls may not be altered in any way.

12.

—STORAGE UNITS

12.1--USE OF STORAGE UNITS. No gasoline or other flammable or explosive material may be kept in any storage locker or condo Unit. No motorized equipment containing gasoline may be stored in a locker nor may hazardous chemicals of any kind be stored in any lockers. The Salt Lake Fire Department has determined

12.2. LOCKS ON STORAGE UNITS. Locks and hasps may be installed on storage lockers for protection against theft. In case of emergency locks may need to be cut off by the Management.

3. ALTERATION OF STORAGE UNITS. No Storage Unit walls or doors may be moved or replaced without prior approval of the Management Committee/Board. Storage Units may only be used for storage and may not be improved into living, recreation or office space. Such use of storage Units violates the Declaration and is contrary to applicable building codes and must be vacated and will be fined.

Print Contractor/ Worker Name

Print Owner Name

Unit #

Note: Only an Owner may contract work for the Unit and the work may not begin until approval is given by Jared Blair, CRT Lead Maintenance. TEXT 801.577.7871 jaredcrt1079@gmail.com

Contractor/Worker and the Owner will provide the following to the CRT Office prior to any demolition or new/restorative/renovation work begins:

- _____ Copies of Business Card and Driver's license
- _____ Copy of Business License
- _____ Copies of Business Liability Insurance and Worker's Compensation Coverage
- _____ Drawings, Plans and scope of work to be done.
- _____ Stamped approved plans from the City/County as required (major remodels, including structural elements, plumbing and electrical changes or upgrade).
- _____ Permits as required for major remodeling, electrical or plumbing.
- _____ Deposit Check for \$500 to pay for any damage, repairs, clean-up caused during the project.
- _____ Non-compliance to these or any CRT rules may result in work stoppage or a fine.
- _____ Meet with Jared for approval and sign off. Jared may enter to check the unit weekly.

Working hours are 8:00 am till 5:50 pm, Mondays through Saturdays only. Elevator padding scheduled in the office. The Contractor/worker/s will remove all the materials and debris from the building.

No demolition or building materials may be put in the trash chutes, bins or left in the garages or on the property. All deliveries or demolition materials go through 2nd floor garage on 3rd Ave. Need Office reservation to park there. No cutting, grooving, channeling, etc. is allowed under any circumstances in the concrete walls, floors, ceilings in order to accommodate renovation, water or electrical lines.

All flooring must have a sound rating of at least 60.

Any loud noise made through demolition/renovation or power interruptions will need a 48 hour warning to be given to the residents of the building.

Owner does not give their CRT fob to the contractor. Office can change an owner fob to a worker admit.

All the rules of Canyon Road Towers will be followed by all workers. See attached Worker Checklist.

Contractor signature

Owner Signature

Jared Blair Approval

Date the work will begin

Projected completion date

Jared Sign off on Work Completion/Compliance

Amount of Deposit to be returned to Owner (office)

Notes of special instruction:

Canyon Road Towers Workman Agreement

Canyon Road Towers Rules for all Workers Unit # _____

All work must be notated in the file and approved before beginning the renovation.

Jared Blair is the CRT Renovation Supervisor. 801.577.7871.

Jared will enter the unit weekly to review the work being done.

Please contact Jared for any questions you may have about our building or our rules.

- 1. Work times: enter the building after 8:00 am –leave by 6:00 pm Monday-Saturdays.
No Sunday Renovation work.**
- 2. Park outside of the building, not in guest parking. We use a boot if you park illegally and you may be fined.**
- 3. Use the 3rd Avenue 2nd floor garage to enter the building.**
- 4. Must use a CRT assigned construction fob to enter the building. Your fob will allow only one entrance door use to get to the elevators and the 1st floor Rest Room.**
- 5. Use only the West padded elevator. You may need to wait if there is more than one job or move using that elevator. If you have more than one load, you can reserve the elevator to take it up or down in consecutive loads.**
- 6. The hallway carpet and Smoke detector will be covered before you begin and remain till the reno is completed. Please clean up each day as you leave the unit. All work is to be kept within the unit.**
- 7. Do not scratch, dent, mark/stain or damage any of the common areas you pass through, including the elevator and entrance doors. Fines for breakage and damage will be charged.**
- 8. Noisy demolition/construction or interruption in power will need a 48 hour alert to surrounding neighbors.**
- 9. Do not put any demolition or construction materials in the Canyon Road Towers trash chutes, garbage cans or 1st floor garage trash or recycling bins. Please remove all demolition and construction materials through the 2nd floor 3rd Ave. garage door.**
- 10. No smoking in the building or on any of CRT property. Go across the street.**
- 11. Do not use resident shopping carts.**
- 12. Violation of these rules will result in a fine.**

Owner signature

Contractor signature

Date _____

4/6/23

Fee and Fine Schedule

Fees:

Refundable Deposits:

- a. Construction, renovation, or remodel: \$500.00 net of cleaning, repair costs, and/or fines for CRT violations, if any.
- b. Reserved use of Formal Social Room: \$100.00 net of cleaning and repair costs, if any.
- c. Reserved use of Multipurpose Room (#313): \$50.00 net of CRT cleaning and repair costs, if any.
The Board provides two exceptions to room deposits:
 1. HOA community wide events, and
 2. HOA committee meetings.
- d. Cleaning fees are charged at \$50.00/hour. Repair costs are charged separately.

Nonrefundable Fees for Owner-Occupied Units:

- e. Administrative fee for all new owners and residents: \$400.00.
Mov-ins or out are scheduled on Monday-Saturdays 8 am-8 pm. No Sunday moves.
- f. Late Fees on Past Due Accounts are charged at the current legal rate being charged on past due commercial accounts.
- g. Returned Check Fee: \$25.00, plus bank charges.

Fines:

A. Fines for Continuing Violations.

Fines for continuing violations shall be grouped into two categories:

- (i) continuing violations involving occupancy or rental restrictions and those that involve safety of persons or property; and
- (ii) continuing violation of rules regarding use of balconies
- (iii) all other continuing violations.

The fines for category (i) and category (ii) violations shall be as follows:

Category (i)

1. Initial fine: \$200.
2. Additional fines: \$100 for each consecutive 10 days the violation continues.

Category (ii)

1. Initial fine: \$500
2. Additional fines: \$500 for each consecutive month the violation continues

Category (iii)

1. Initial fine: \$100.
2. First additional fine: \$100 if the violation continues for 10 days after the Initial fine.
3. Further Additional fines: \$100 for each consecutive 10 days the violation continues after the First additional fine.

B. Fines other than Continuing Violations.

Fines for violations that are not continuing violations shall be as follows:

1. Initial fine: \$100.
2. First additional fine: \$100.
3. Further additional fines: \$200 each.

2. Aggregate Limit.

The amount in fines assessed against a Unit Owner for violations of the same rule or provision of the governing documents shall not exceed \$500 in any one calendar month.

3. Exceptions to General Schedule of Fines.

Notwithstanding the General Schedule of Fines, above, the following violations will be subject to the fines specified below:

1. **Violation of No Animal Policy.** Because of the health risk posed to certain occupants of the Project, violating the no animal policy will result in a fine of \$500.
B. Canyon Road Towers (CRT) has been from its inception a no-animal community. That prohibition appears in the original Declaration of Condominium that governs all CRT units. For reasons that are literally a matter of life-and-death to some of our owners, the no-animal policy must be strictly enforced. It excludes even service animals and emotional support animals. CRT's no-animal policy has been challenged under both the federal Fair Housing Act and the Utah Fair Housing Act and has been upheld as enforceable by the Third District Court and relevant administrative agencies. Under each of these statutes, an association is allowed to exclude service and emotional support animals where, as is the case with CRT, the animals would pose a direct or serious threat to the health or safety of other individuals. If you have questions about the no-animal policy, you may contact the CRT Association President.
1. **Violation of No Smoking Policy.** Because of the health risk posed to certain occupants of the Project, violating the no smoking policy will result in a fine of \$500.
2. Because Sunday is a non-working day with no staff, maintenance people or contractors on-site, **Sunday move-ins** will result in a fine of \$400.

C. Due Process Procedures

The Management Committee/Board follows the due process procedures outlined in Utah Code, Title 57, Chapter 8, Section 37.

