

Twin Rivers Owners Association Rules and Regulations

These Rules and Regulations replace all previous versions of Rules and Regulations, including those designated as Schedule A in the By-Laws.

For ease of understanding in this document,

- general common property (or elements) is that which is owned and accessible to be used by all owners, including but not limited to: grounds, building exterior, amenities area, stairways and landings, and other building structure,
- limited common property (or elements) is that which is owned by all owners but is accessible to be used by one or a limited number of owners, including but not limited to: decks and any personal property such as wireless equipment located within a given unit, and
- the term “owner or owner’s guest” means the owner, owner’s family members, owner’s guests, tenants or renters, or those hired by any of the above.

Common and Limited Common Property

1. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any owner or owner’s guest for any other purpose than ingress or egress from the property.
2. Except as to the areas termed limited common elements, no articles shall be placed on or in any of the general common elements except for those which are the common property of all of the unit owners. The exception is bicycles may be stored in designated bike racks.
3. No vehicles belonging to or under the control of an owner or owner’s guest shall be parked in such manner as to impede or prevent ready access to any part of the property. Vehicles shall be parked within designated parking areas. There shall be no parking in the area in front of stairway entrances or in front of the trash enclosures. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
4. Parking spaces may be used for storage of boats, trailers or other recreational equipment, only as specified herein. In no instance can they be parked on the property for more than two weeks, without express written permission of the Association. These vehicles may be parked only between James and Bancroft, Byers and Nystrom, Perry and Flora, or in the north 40 feet at the front of Confluence and Ptarmigan.
5. No debris or waste material of any kind shall be thrown into the Fraser River or St. Louis Creek by an owner or owner’s guest. No cobble stones placed at bridges or along stream banks for erosion control shall be thrown into either stream.
6. Except as permitted by law, no owner or owner’s guest shall install exterior wiring for electrical, telephone or television service, no external antennae, satellite dishes or other devices for TV, wireless or radio reception. No air conditioning units may be installed on or through exterior walls or windows, roofs or decks of buildings. For devices permitted by law, the location of such devices must be approved in writing by the Association to assure that views from nearby units are

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not unnecessarily obstructed. Exterior wiring for any Association approved installations must be painted or stained at the unit owner's expense with approved paint or stain matching the exterior wall to which it is attached.

7. Disposal of garbage and trash shall be only by the use of interior garbage disposal units or by use of common trash collection dumpsters. There are two covered dumpster enclosures on the property. They are designed for entry on either side. The front gates are to remain closed and latched at all times, except when contract trucks are engaged in regular pick-up service. Any item that cannot be placed in these dumpsters by an owner or owner's guest (furniture, appliances, large construction materials, etc.) requires special pick-up arranged and paid for by the owner. Contact the Association for information about these special pick-up services.
8. All debris on general common property must be picked up after use of these facilities or grounds. They cannot be thrown under decks or elsewhere on the property, except in designated trash collection dumpsters.
9. The Association assumes no liability, nor shall it be liable for any loss or damage to articles left or stored in any common or other areas, such as under or on decks, or in unit entryways.
10. Any damage to the common elements or property caused by the owner or owner's guest shall be repaired at the expense of that unit owner. Any damage to the deck area (limited common property) associated with a unit shall be repaired at the expense of the current unit owner, unless expressly agreed to by the Association at or before the time of unit sale.
11. Access to building crawl spaces is strictly limited to the Managing Agent or contractor personnel, unless approved in writing by the Association. Exterior utility connections, meters or features may not be tampered with or abused in any way.
12. Fireworks of any kind, whether explosive or non-explosive shall not be stored in, carried or brought onto, or permitted on any part of the property, including within a unit, nor shall any fireworks be ignited, displayed or exploded on any part of the property.
13. Open hours for the amenities area are from 8:00 AM to 10:00 PM. The entire amenities area (saunas, hot tubs, showers, TV, furniture, vending machines, video games, washers and dryers) shall be used only by owners or owners' guests.
14. Persons under the age of 14 years shall not be permitted to use the saunas, hot tubs, or showers in the amenities area unless accompanied by an adult, 21 years of age or older. Owners or owners' guests shall abide by the rules as posted in these areas. Under no circumstance shall glass containers, of any kind, be permitted in these areas. All users of the saunas, hot tubs and showers in the amenities area are to bring their own towel(s).

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15. Deck rails shall not be used as drying racks for clothing, household or other items. No rugs or other materials shall be dusted from windows, decks or entryways by beating or shaking.
16. Outdoor grilling on decks: is permitted only if such cooking can be accomplished without noticeable smoke. Only cooking grills using propane canisters are allowed. NO charcoal grills or wood burning devices are allowed on any unit deck for grilling, heating, entertainment, or other reasons.
17. Outdoor grilling in common areas: gas grills and charcoal grills are allowed in grassy areas of the complex. No wood burning devices are allowed anywhere on the property.
18. The material used on the decks, deck railings, entryways and stairs tends to absorb oils. Any spillage must be cleaned up by owner or owner's guest, immediately. It is suggested to use an absorbent mat under and around any cooking grill used on decks.
19. Owners must obtain written permission from the Association to modify in any way, any common property, including but not limited to surface treatment of deck or deck railings, or drilling holes in deck or deck railings.
20. Owners are responsible for snow removal from the deck associated with their unit. Snow exceeding 18 inches will be removed by the Association at the unit owner's expense.

Other

1. Twin Rivers' quiet times are between the hours of 10:00 PM and 8:00 AM. Owners or owners' guests shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, stereo systems, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb other owners or owners' guests.
2. The Association shall retain a key to each unit door and deck storage door. Each owner must provide the Association with new keys within 48 hours of any change in locks.
3. Unless for an emergency (i.e. fire, water leaks, etc.) the Association must notify each owner in advance of entry into the unit for maintenance or inspection purposes, citing specific date, or range of dates for such entry. Individual owners may have contract services with a managing agent allowing access under other circumstances.
4. Owners must maintain a current address, phone number and e-mail registry with the Association.
5. Two pets (limited to cats, dogs and birds) are permitted to be kept within a fully owned unit. No other animal shall be kept, maintained or harbored on any part

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of the property, in any unit, or in the amenities area unless expressly permitted in writing by the Association. Under no circumstances are animals allowed in the hot tubs, saunas, or showers of the amenities area.

6. Pet owners must comply with any applicable law and must pick up after their animals and deposit waste in bags in trash dumpsters. The Association retains the right to disallow any pet that, in their judgment, is obnoxious to another owner or owner's guest.
7. The unit front doors, all unit windows and screens, unit front door and deck light fixtures, deck door and deck storage door are property of the unit owner. When the Association undertakes a building painting project, the Association is allowed to paint the appropriate exterior surfaces of the owner's property.
8. Owners are responsible for washing the exterior window surfaces of their unit, except every two years, the Association will wash the exterior window surfaces not accessible from the inside of the unit or from the decks. The exterior window surfaces the Association will wash are the clear story windows accessible from the roof, the windows accessible from the stairwells, and the bathroom, living room, and loft windows on the ends of the buildings.
9. Owners must obtain written permission from the Association for any deviation from the Twin Rivers architectural standards. This includes, but is not limited to, changing the style or color of any exterior feature (e.g. doors, windows and light fixtures.)
10. Owners are permitted to make modifications to their units under the provisions of the Twin Rivers Owners Association Unit Modification Rules.
11. If the Association or a contractor of the Association damages any personal property of an owner or owner's guest, notification of such damage to the Association is requested immediately upon discovery.
12. Personal exterior viewable decorations or special features must conform to reasonable standards, as determined by the Association. Seasonal decorations must not be put up before 30 days prior to the event (Christmas, etc.) and must be removed no later than 30 days after the event.
13. The Association will retain and make available to owners any Association meeting notes on the Association website for 3 years.
14. The Association may approve meeting notes and make other decisions via email communication and not necessarily do this at Association or other meetings.
15. Hot tubs are allowed only within the amenities area. Owners with a hot tub in their unit as of 1 October 2008 must notify the Association by 31 October 2008, and must remove their hot tub no later than 31 December 2020.
16. No water beds are allowed in units.

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17. The Association has the right to assess a special fee to an owner for any rules violation or for any expense which the Association has incurred on behalf of the owner or owner's guest.

18. All owners must inform and keep the Association up-to-date regarding the installation and use of any clothes dryer in their unit. To prevent unwanted humidity in the crawl spaces, unit owners are prohibited from venting their dryers into crawl spaces. Owners are allowed to vent their dryers outside or can use an indoor lint trap box. To reduce the likelihood of frozen water pipes, the Association will block dryer vents exhausting outside unless dryers are hooked up to them.

Rules and Regulations Approved: 26 July 2011