

CANYON HILLS CONDOMINIUM ASSOCIATION

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DATE: March 6, 2023
TO: All Members of Canyon Hills Condominium Association
FROM: Your Board of Directors
SUBJECT: CC&R Revision Survey

Dear Canyon Hills Homeowners,

Your HOA Board is conducting a survey concerning revisions to the CC&Rs (Declaration of Covenants, Conditions and Restrictions). Unlike other HOA policies, the CC&Rs are difficult to change and require a complicated legal process, which can be expensive and time consuming. In addition, any changes to the CC&R would require a majority vote of the membership to pass.

Before embarking on this process, is it imperative for the board to hear your feedback to make an informative decision. There are two (2) possible CR&R changes the board is considering. This survey is **not** binding and for information purposes only. Your participation is greatly appreciated.

1. HARD SURFACE FLOORING

Current Policy:

Homeowners who have a condominium that is on a second floor, with a unit below, must have carpet in all areas except the kitchen and laundry area.

New Policy Options – Please Choose One Only:

Option 1:

- Allow hard surfaces in ALL areas of a second story floor condominium (regardless of another unit being below). Increase the IIC to 69+ with specific underlayment requirements to minimize noise.

Option 2:

- Allow hard surface flooring in the bathroom and vanity, kitchen, laundry closet, and the front door area (regardless of another unit being below). Increase the IIC to 69+ with specific underlayment requirements to minimize noise.

Option 3:

- Keep the policy the same as it is currently in the CC&Rs, which states that hard surface flooring is only allowed in the Kitchen and laundry room closet in second story floor units.

Please note that second story floor units that are above garage space only are allowed to have hard surface flooring in all space. This would remain unchanged regardless of policy changes.

2. SMOKING

Current Policy:

There is no current policy governing smoking within units or common space. Smoking is prohibited in the pool and gym area.

NEW POLICY OPTIONS – Please Chose One Only:

Option 1:

- No smoking within any condominium including the balcony, deck, or garage. This would include tobacco products, marijuana, or e-cigarettes and vaping.

Option 2:

- No smoking within the entire community, in any common area, and within any condominium including the balcony, deck, or garage. This would include tobacco products, marijuana, or e-cigarettes and vaping.

Option 3:

- No smoking in common areas of the community. Smoking is allowed inside units and on the balcony and decks. This would include tobacco products, marijuana, or e-cigarettes and vaping.

Option 4:

- Keep the policy the same as it is currently in the CC&R.

If you have additional comments specifically regarding these specific topics, please provide them here:

Name: _____

Unit Address: _____

Phone: _____ Email: _____

Please return this form by mail or email no later than **April 10, 2023** in order to participate in this survey.

Return to: Canyon Hills Condominium Association
c/o Optimum Professional Property Management.
Attention Christian Long
230 Commerce, Suite 250, Irvine, CA 92602

Or via email to clong@optimumpm.com