



Beal Properties Inc.
3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

Board of Directors Meeting – Agenda
April 13, 2023 10:00am
Location: 3363 University Drive East, Suite 215, Bryan, TX 77802
And via Zoom

1. Call Meeting to Order
2. Review Previous Board Meeting Minutes
3. Financial Report
 - a. 1st Quarter Financial Review
 - b. Update – Capital Improvement Loan Balance and Payoff
4. Management Report
 - a. Delinquency
 - b. Violations
 - c. Property Updates
5. Old Business
 - a. Rain Gutters, Fencing, Drainage & Landscape Projects and Financing
 - b. Reserve Study
 - c. Parking Lot Repairs
 - d. Pool Fill Line
6. New Business
7. Adjourn.

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.



Beal Properties Inc.
3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

Topic: Canyon Creek Quarterly Board Meeting

Time: Apr 13, 2023 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87469641939?pwd=cWJYV3BTT2JUMEV2b0FyQyszZXFqUT09>

Meeting ID: 874 6964 1939

Passcode: 172505

Canyon Creek Owners Association, Inc.
Board of Directors Meeting
January 19, 2023

Attending: David Henry, President, CCOA
Susie Hogue, Vice-President and Secretary, CCOA
Jennette Tran, Treasurer, CCOA
Lara Lewis, Beal Properties, Inc

Property Owners:

Cheryl Hughes, Unit 1223
Joe Toeniskoetter, Unit 1334
Ken Altnether, Unit 1331
Dao Bui-Dilney, Unit 1244

Ed Murphy, Unit 1237
Carolyn Sittenauer, Unit 1238
Ron Underwood, Unit 1339
Brittany Elliot, Unit 1207

Location: 903 S Texas Ave, College Station, TX 77840 and via Zoom

1. Meeting was called to order at 10:04 a.m. A quorum of board attendance was determined present for business. The meeting was held via Zoom video conference call by Lara Lewis, Beal Properties, Inc.
2. Minutes of prior CCOA Board meetings held November 12, 2021 were sent out via email for review prior to meeting. David Henry provided a brief reading. Motion was made by Susie Hogue to accept as written, Jennette Tran seconded the motion, and the minutes were approved unanimously.
3. Financial Report
 - a) 2022 Fourth Quarter Financial Review
 - b) Update Capital Improvement Loan balance
4. Management Report
 - a) Delinquency Report: Eight properties remain delinquent. Legal proceedings ongoing
 - b) Violations: Four properties have been notified
 - c) Property Updates:
 - I. Pool pump replacement this week
 - II. Building 1 final tree removal next week
5. Old Business
 - a) Rebidding: Gutters, Fencing, Drainage, and Landscape Projects
 - b) Front Pedestrian Gate- two new bids
 - c) Pool Fill Line
6. New Business
 - a) Financing for New Projects
 - b) Reserve Study
 - c) Parking Lot Repairs: Summer project to seal asphalt, crack repair, and two spray coatings
7. Next Meeting is April 13, 2023 @ 10:00a.m.
8. The meeting was adjourned at 11:13 a.m.

Cash Flow

Beal Properties

Properties: Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	728.12	0.72	728.12	0.72
Homeowners Association Dues	92,344.08	91.70	92,344.08	91.70
Special Assessment	7,620.00	7.57	7,620.00	7.57
Certified Mail Charges Recovered	13.71	0.01	13.71	0.01
Total Operating Income	100,705.91	100.00	100,705.91	100.00
Expense				
Cable	274.51	0.27	274.51	0.27
General Maintenance	4,368.00	4.34	4,368.00	4.34
Lawn/Property Maintenance	6,347.06	6.30	6,347.06	6.30
Management Fee	2,130.00	2.12	2,130.00	2.12
Mortgage/Note Payment	8,684.37	8.62	8,684.37	8.62
Pest Control	216.50	0.21	216.50	0.21
Porter Service	825.00	0.82	825.00	0.82
Pool Expense	2,733.31	2.71	2,733.31	2.71
Professional Fees	4,600.00	4.57	4,600.00	4.57
Property Taxes	8.52	0.01	8.52	0.01
Security Expense	923.05	0.92	923.05	0.92
Sign Expense	21.50	0.02	21.50	0.02
Telephone Service	155.01	0.15	155.01	0.15
Trash Pick-up	395.00	0.39	395.00	0.39
Utilities	1,323.36	1.31	1,323.36	1.31
Total Operating Expense	33,005.19	32.77	33,005.19	32.77
NOI - Net Operating Income	67,700.72	67.23	67,700.72	67.23
Total Income	100,705.91	100.00	100,705.91	100.00
Total Expense	33,005.19	32.77	33,005.19	32.77
Net Income	67,700.72	67.23	67,700.72	67.23
 Other Items				
Prepayments	-28,054.57		-28,054.57	
Net Other Items	-28,054.57		-28,054.57	
Cash Flow	39,646.15		39,646.15	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	41,982.02		41,982.02	
Beginning Cash + Cash Flow	81,628.17		81,628.17	
Actual Ending Cash	81,628.17		81,628.17	

Expense Distribution

Properties: Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6130 - Cable											
07707-856912-01-603/28/2023	07707-856912-01-603/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	274.51	0.00	ACH	03/28/2023	1226 Cyn Creek Cir
6455 - General Maintenance											
11577	02/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	216.50	216.50			Gate Repairs
11619	02/10/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	216.50	216.50			Gate Arm Repair
11708	03/07/2023	Canyon Creek Owner's Association, Inc.	1333	3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	430.00	0.00	1604	03/09/2023	Fence and Mobilization Fee
7952	03/10/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ag Town Property Maintenance	2200	3,938.00	0.00	1608	03/14/2023	Repair to the Main Gate Entry
							4,801.00	433.00			
6475 - Lawn/Property Maintenance											
36084	01/10/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1590	01/18/2023	Landscaping Maintenance
22.949B	01/12/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	2,165.00	0.00	1587	01/12/2023	Completed the original invoice project after CSU trimmed trees out of the power lines.
36120	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1601	03/09/2023	Monthly Landscaping Maintenance
							6,347.06	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6540 - Management Fee											
	01/09/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1589	01/18/2023	Management Fee for 01/2023
	02/01/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1597	02/13/2023	Management Fee for 02/2023
	03/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1607	03/14/2023	Management Fee for 03/2023
							2,130.00	0.00			
6560 - Mortgage/Note Payment											
1088825	01/10/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	2,894.79	0.00	drafted	01/18/2023	Loan Payment
1088825	02/19/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	2,894.79	0.00	drafted	02/19/2023	Loan Payment
1088825	03/19/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	2,894.79	0.00	ACH	03/19/2023	Loan Payment
							8,684.37	0.00			
6701 - Porter Service											
2655	01/01/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1594	01/18/2023	Porter Service
2680	02/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1599	02/13/2023	Monthly Porter Service
2702	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1605	03/09/2023	February Invoice
							600.00	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6702 - Pool Expense											
2023751	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	351.81	0.00	1602	03/09/2023	Monthly Pool Maintenance - January
20231780	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,677.88	0.00	1602	03/09/2023	Installed refurbished pentair whisper flo pump with 1 yr warranty
							2,029.69	0.00			
6705 - Professional Fees											
23-056	02/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kerr Surveying	2200	4,600.00	0.00	1596	02/02/2023	Survey for Bldgs 1-4
6710 - Property Taxes											
21345	01/09/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.13	0.00	1595	01/18/2023	2022 Tax Statement
21348	01/12/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.13	2.13			Property Tax
21347	01/12/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.13	0.00	1591	01/18/2023	Property Tax
21346	01/12/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.13	0.00	1591	01/18/2023	Property Tax
							8.52	2.13			
6752 - Security Expense											
07707-856912-016	01/17/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	653.54	0.00	ACH	01/17/2023	
1955168	01/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	01/25/2023	January Statement

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
194056	02/10/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DTech 2 LLC	2200	113.66	0.00	1598	02/13/2023	Reset the internet on cameras
1973433	02/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	02/25/2023	February Bill
1991912	03/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	03/25/2023	March Bill
								923.05	0.00		
6753 - Sign Expense											
SPS-45905	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	21.50	0.00	1603, 1603, 1606	03/09/2023, 03/09/2023, 03/10/2023	Hazardous Pool Chemicals Sign
6757 - Telephone Service											
2387542	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kings Ill Of America, LLC	2200	155.01	0.00	1600	02/27/2023	Pool Phone - quarterly expense
6776 - Trash Pick-up											
2674	02/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	290.00	0.00	1599	02/13/2023	Bulk Trash Pick Up - January
2700	03/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	105.00	0.00	1605	03/09/2023	Trash Pick up - February
							395.00	0.00			
6810 - Utilities											
	01/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.52	0.00	ACH	01/02/2023	1228 Canyon Creek Cir
	01/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.25	12.25			1241 Canyon Creek Cir

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-196322	01/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.59	0.00	ACH	01/02/2023	1251 Canyon Creek Cir
	01/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.25	0.00	ACH	01/02/2023	1241 Canyon Creek Cir
	01/02/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	152.23	0.00	ACH	01/02/2023	1241 Canyon Creek Cir
	01/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	221.45	0.00	ACH	01/27/2023	1267 Harvey Mitchell
	01/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	01/27/2023	1313 Canyon Creek Cir
	01/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	14.93	0.00	ACH	01/27/2023	1325 Canyon Creek
	01/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	01/27/2023	1313 Canyon Creek
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	65.45	0.00	ACH	01/30/2023	1267 Harvey Mitchell PKWY S
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	42.69	0.00	ACH	01/30/2023	1228 Canyon Creek Cir
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.57	0.00	ACH	01/30/2023	1241 Canyon Creek Cir
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.76	0.00	ACH	01/30/2023	1251 Canyon Creek Cir
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	148.56	0.00	ACH	01/30/2023	1340 Canyon Creek Cir

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association, Inc.		215 Bryan, TX 77802							
	01/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.10	0.00	ACH	01/30/2023	1325 Canyon Creek Clr
1241 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.42	0.00	ACH	02/27/2023	1241 Canyon Creek
1251 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.76	0.00	ACH	02/27/2023	1241 Canyon Creek
1313 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	02/27/2023	1313 Canyon Creek
1340 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	85.17	0.00	ACH	02/27/2023	1340 Canyon Creek
1325 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.10	0.00	ACH	02/27/2023	1325 Canyon Creek
1267 Harvey Mitchell	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	02/27/2023	1267 Harvey Mitchell
1228 Canyon Creek	02/27/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	42.18	0.00	ACH	02/27/2023	1228 Canyon Creek
220039-196446	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.94	0.00	ACH	03/28/2023	1325 Canyon Creek
220039-196324	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	239.10	0.00	ACH	03/28/2023	1340 Canyon Creek
220039-196322	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/28/2023	1313 Canyon Creek

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-195694	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.93	0.00	ACH	03/28/2023	1251 Canyon Creek
220039-195692	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.92	0.00	ACH	03/28/2023	1241 Canyon Creek
220039-195682	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	37.34	0.00	ACH	03/28/2023	1228 Canyon Creek
220039-100998	03/28/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/28/2023	1267 Harvey Mitchell PKWY
							1,335.61	12.25			
Total							32,305.32	447.38			



3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

April 13, 2023

Canyon Creek Management Report

Delinquency Report: Current total outstanding assessment amount is \$20,044.02. Three owners have not paid the Special Assessment from 2022 totaling \$9,534.78. Balance of past due are those same three for regular assessments, and a few small various charges. Loan balance was \$9,244.69 as of April 1, 2023. A \$7,600.00 payment was made today, leaving a balance due to Prosperity Bank of \$1,644.69, which will be paid on April 19th.

Violation Report: On the last inspection, no violations were noted.

Property Status: Pedestrian gate has been repaired and replaced.

Owners of leased units, please contact your tenants about leaving trash laying in front of or behind units. Per the Rules & Regulations, you will be charged for any clean up that has to occur on your property. Trash has been very bad lately. As a reminder, on average, 10 feet in front and 10 feet behind each unit is your property.

Also, a reminder to everyone that there are to be NO open flame fire pits, gas or charcoal grills, propane/butane heaters, etc. used within 6 feet of any building. Items may be stored on patios, but gas bottles must be disconnected. No dumping coals anywhere on HOA or homeowner property. You should know that, in addition to the danger to life and property, a fire started by or damaged caused by the use of any of these items, while on a porch or patio or next to a building, WILL result in you being billed for repairs or replacement of damage to HOA property AND may cause a claim you file to be denied by your insurance.

Lastly, per the Canyon Creek Declaration, there are to be NO improvements made to the property, or the exterior of any building, without the express consent of the Architectural Control Committee. The only exception to this is the replacement of your front door with the pre-approved model door published previously. All front doors which are replaced MUST be painted the matching maroon color. Paint color details will be published on the website.