# **RULES AND REGULATIONS FOR EAGLES NEST OWNERS**

**AS APPROVED AUGUST 6, 2005 (AMENDED AUGUST 2, 2014)**

**(AMENDED JUNE 10, 2017)**

**THE FOLLOWING IS A SUMMARY OF THE RULES AND REGULATIONS OF THE**

**EAGLES NEST OWNERS ASSOCIATION MEMBERSHIP:**

**ITEMS ONE (1) THROUGH FOURTEEN (14) ARE SUMMARY EXCERPTS FROM THE DECLARATION OF**

**COVENANTS. (ARTICLE VI), TITLED “USE RESTRICTIONS”:**

In order to provide for congenial occupancy of the Property and for the protection of the value of the Dwelling Units, the use of the property shall be in accordance with the following provisions:

1. Residential Uses. Dwelling Units shall be used as residential living units and for no other purpose.

2. Antennae. No aerial antennae, satellite receptor dish or similar device shall be placed or erected upon, or affixed in any manner to the exterior of any Dwelling Unit except with prior approval of the Board of Directors of the Association and the Architectural Review Board (ARB).

3. Clothes Drying Area. No portion of any unit shall be used as a drying or hanging area for laundry.

4. Nuisances. Nothing shall be done or maintained on any Dwelling Unit which may be or become an annoyance or nuisance to the other property owners.

5. Signs. No signs may be placed at any Dwelling Unit without the Prior approval of the Board of Directors of the Association and the ARB.

6. Energy Conservation. Solar Energy and other energy conservation devices are prohibited.

7. Window Coverings. No reflective window coverings or treatments shall be permitted.

8. Insurance. Nothing shall be done or kept at any Dwelling Unit or on the common property which will increase the rate of insurance covering the Property. No owner shall permit anything to be done or kept at his/her Dwelling Unit which shall result in the cancellation of insurance on the Property or which would be in violation of any law.

9. Off Street Motor Vehicles, Boats, RV’s, Motorcycles, Trailers and/or other oversized vehicles: No motorized vehicles including, without limitation, two and three wheel all terrain vehicles or “dirt bikes” may be operated off of the common roads, paved roadways and drives. Boats, RV’s Motorcycles, Trailers and/or other oversized vehicles are not permitted in the common parking areas, except for a singles night until a parking location can be found.

10. Noise. Established Quiet Hours are from 11:00 p.m. until 7:30 a.m. daily and at ALL times there should be no excess noise so as not to constitute a nuisance or unreasonable annoyance to neighbors.

11. Pets. No more than two (2) common domestic household pets. No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance; and no pets will be allowed on the property other than on the lot or in the Unit of the owner of such pets, unless confined to a leash. No pet shall be allowed to run at large and all pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste.

12. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

13. Hazardous Materials. No hazardous or toxic materials or pollutants shall be discharged, maintained, stored, released or disposed of on the property except in strict compliance with applicable rules and regulations.

14. Additional Use Restrictions. The Board of Directors of the Association may adopt such additional use restrictions, rules or regulations; and may waive or modify application of the foregoing use restrictions with respect to any Unit(s) as the Board, in its sole discretion, deems appropriate. IN KEEPING WITH THIS COVENANT, THE BOARD HAS ADDED THE FOLLOWING RULES NUMBERED FIFTEEN (15) THROUGH THIRTY-FIVE (35):

**RESPONSIBILITIES OF THE BOARD OF DIRECTORS**

15. The Board of Directors of the Association may adopt such additional use restrictions, rules or regulations

 as the Board in its sole discretion deems appropriate.

16. The Board of Directors of the Association is responsible for enforcing the Rules and Regulations of the Association.

17. The Board of Directors of the Association is empowered to institute legal action, as necessary, to assure compliance with the Rules and Regulations of the Association, and shall be held harmless for actions taken in the interest of all Unit owners.

18. The Board of Directors of the Association sets all Assessments and Special Assessments. Assessments are delinquent on the tenth (10th) day after the due date. Delinquent accounts are required to pay a $15.00 late fee. Account delinquencies will be charged an additional 1.5 percent per month until the account is made current. Delinquencies after sixty (60) days will be subject to a property lien and will be required to pay all costs, including legal and administrative fees to place and subsequently remove the lien.

19. The Board of Directors of the Association and the ARB are responsible for the prior approval of any and all physical changes to Unit exteriors or common areas. Further they are also responsible for the prior approval of all tree or shrub cutting and/or removal.

20. The Board of Directors of the Association is responsible for providing the most current Rules and Regulations of the Association to each Unit owner in a timely manner.

21. The Executive Committee of the Board of Directors shall cause regular inspections to be made of the exterior of the Unit Complex during the months October through May.

**RESPONSIBILITIES OF UNIT OWNERS**

22. All Unit owners are required to pay Assessments and Special Assessments as set by the Board of Directors of the Association. (See Rule 18)

23. Unit owners shall not make any physical changes to the exterior of their Unit or the common areas without Prior approval of the Board of Directors. (See Rule.19)

24. In the event an owner sells or otherwise transfers Unit ownership, he/she shall notify the Financial Manager/Property Manager of such transfer within 30 days.

25. The Unit owner shall provide evidence of Unit homeowners insurance annually to the Financial Manager/Property Manager, upon request.

26. All Unit owners are responsible for watering their landscape in the summer months. If plants, shrubs or trees die and are not replaced with a reasonable time frame, the Association will replace them and bill the Unit owner.

27. All Unit owners are individually responsible for “winterizing” and “pest control” of their property in order to avoid damaging other Units and the common property.

28. No Charcoal grills or smokers are permitted to be used on Unit porches. Any such food preparation must be done in the open yards of the Units so as not to be a fire hazard to the Unit or the Complex. Gas grills may be used on Unit porches provided an adult (eighteen (18) years or older) is on the premises at all times while the grill is in use.

29. All tree or shrub cutting and/or removal is subject to the rules established by the Blue Mountain ARB and are subject to prior approval of the Board of Directors of the Association and the ARB. Requests should be made in writing and submitted to the Board for approval. (See Rule 19.)

30. Unit owners are not permitted to accumulate trash or other items that would be visible to the common areas.

31. Unit owners with pets (as visitors, in their rental units and/or in their residences) who are found to be non-compliant with Item 11, and/or, have unusually noisy pets to the extent that there are existing complaints on record, Unit owners will be notified and given thirty (30) days to correct the problem. If not corrected within that period, the Unit owner may be subject to a fine of not less than ($50) dollars per day.

**RESPONSIBILITIES OF UNIT OWNERS WHO RENT THEIR UNITS**

32. Unit owners are expected to notify the Board of Directors of the Association in January of each year if their Unit is in the Rental Pool.

33. Owners who rent are responsible for the conduct of the renter and their guests and any damages to common property.

34. Renters are not permitted to accumulate trash or items that would be visible to the common property.

35. Unit owners are responsible for providing written notification to rental agents, renters and their guests of the most recent Rules and Regulations of the Association.