

RULES AND REGULATIONS FOR EAGLES NEST OWNERS

As approved August 6, 2005 (Amended: 8/2/14, 6/10/17, 8/9/25, 8/8/26)

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 (Items 1 through 15 are summary excerpts from the Blue Mountain Declaration of Covenants, Article VI, titled "Use Restrictions").

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). The satellite dish should be placed in an inconspicuous part of the wood on the roofline if possible.
3. Clothes Drying Area: No part of any unit shall be used as a drying or hanging area for laundry.
4. Nuisances: Nothing shall be done or kept in any Dwelling Unit which is or may 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 permitted with Eagles Nest ARB approval. Solar panels are not permitted.
7. Window Coverings: No reflective window coverings or treatments shall be allowed.
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 allow anything to be done or kept in 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. No off-road vehicles (i.e., motorcycles, ATV's) may be operated off the common roads, paved roadways, and drives.
10. Boats, RV's, Motorcycles, Trailers, and/or other oversized vehicles are not permitted in the common parking areas, except for a single night until a parking location can be found.
11. Noise: Established Quiet Hours are always from 11:00 p.m. until 7:30 a.m. daily and there should be no excess noise so as not to constitute a nuisance or unreasonable annoyance to neighbors.
12. Pets: No more than two (2) common domestic household pets per Unit. No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance. Pets will not be allowed on the property (other than on the lot or in the Unit of the pet owner) unless confined to a leash. No pet shall be allowed to run at large. All pets shall be kept within an enclosed area which must be clean, sanitary, and reasonably free of refuse and waste. Pet owners shall be responsible for the prompt removal and disposal of pet waste.
13. Lawful Use: No immoral, improper, offensive, or unlawful use shall be made of the property or any part thereof. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

14. 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.
15. 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 SIXTEEN (16) THROUGH THIRTY-FIVE (35):

RESPONSIBILITIES OF THE BOARD OF DIRECTORS

16. The Board of Directors of the Association may adopt such added use restrictions, rules, or regulations as the Board, in its sole discretion, considers appropriate.
17. The Board of Directors of the Association is responsible for enforcing the Rules and Regulations of the Association.
18. 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.
19. The Board of Directors of the Association sets all Dues and Assessments. Accounts are considered delinquent on the tenth (10th) day after the due date. Delinquent accounts are required to pay a \$15.00 late fee each month the account is delinquent. If the account is delinquent beyond sixty (60) days, the owner will be charged an additional 1.5 percent per month on their account balance until the account is made current. If the delinquency reaches 90 days, the owner will receive a final notice from the ENOA Board prior to legal action being taken. If legal action is needed, the owner will be required to pay all associated legal and administrative fees, including costs associated with placing and removing a lien on the property.
20. The Board of Directors of the Association and the ARB are responsible for the prior approval of 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.
21. 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.

RESPONSIBILITIES OF UNIT OWNERS

22. All Unit owners are required to pay Dues and Assessments as set by the Board of Directors of the Association. (See Rule 19)
23. Unit owners shall not make any physical changes to the exterior of their Unit without Prior approval of the Board of Directors. (See Rule 20)
24. All unit owners are required to provide proof of homeowner's liability insurance in the amount of at least one million dollars to The Association Board. This information should be submitted to the Association office at the beginning of each calendar year or upon the date of the policy renewal.

25. All Unit owners are responsible for watering their landscape in the summer months. If plants, shrubs, or trees die and are not replaced within a reasonable time frame, the Association will replace them and bill the Unit owner.
26. All Unit owners are individually responsible for “winterizing” and “pest control” of their property to avoid damaging other Units.
27. 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 and gas firepits may be used on Unit porches provided an adult (eighteen (18) years or older) is always on the premises while the grill/firepit is in use.
28. 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 20)
29. Unit owners are not permitted to accumulate trash or other items that would be visible to the community.
30. Unit owners with pets (and visitors, in their rental units and/or in their residences) who are found to be non-compliant with Item 12, and/or have unusually noisy pets to the extent that there are existing complaints submitted to the Board, 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.
31. Roof Replacement: No one is required to replace their roof. This is an owner-by-owner decision and all expenses associated with roof replacement are the responsibility of the respective owner(s). Each building in Eagles Nest has two roofs/rooflines. If an owner is interested in replacing their roof, they need to gain agreement from the owner with whom they share their roof. If owners do decide to replace their roof, they must use the following materials and adhere to the defined approval procedure.
 - a. Required Materials (No exceptions)
 - 1” Standing Seam (Titan Loc 100 or Dura Lock 100)
 - 16” Panel Width
 - 26 Gauge
 - Color: Light Gray
 - b. Approval Procedure: Complete the Roof Replacement Application Form and send to the ARB Chair and Board President.

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 Eagles Nest property owners.
34. Renters are not allowed to accumulate trash or items that would be visible outside of rental Unit.
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.