

## **Eagle's Nest Parking Plan Notice\***

The following parking regulations have been approved by the Eagle's Nest Board of Directors and incorporated into the Homeowner Association's governing documents:

- 1) Designated parking areas and garages are the only areas in which parking is permitted.
- 2) All authorized vehicles must be properly permitted by Association management prior to parking in the parking area. Permits must be appropriately displayed for easy viewing. All vehicle(s) must be registered with management at the Three Season Front Desk.
- 3) No motorized vehicles shall remain parked upon the property unless the same is in good working order and used for actual transportation.
- 4) Parking in non-designated areas may subject the offending vehicle's owner to fines and/or towing.
- 5) After a snow storm of more than 6", vehicle(s) are required to be moved to a plowed area within 12 hours of the snow storm so that all areas may be plowed.
- 6) All cars should be moved into recently plowed parking spaces as possible. The goal is to limit cost of plowing and moving all cars from the lot for plowing.
- 7) No unit may have more than two (2) vehicles on site at any one time.
- 8) If the owner or tenant is going out of town the keys to the vehicles need to be given to a local person, or the management company, who can move the vehicle if needed. Contact information to the person who has the vehicle keys need to be emailed to the property management company. If we cannot contact someone to move the vehicles as needed the vehicles will be towed at the owner's expense.
- 9) The Association reserves the right and authorizes the management company, during periods of high occupancy, to limit parking permits.
- 10) All vehicles must be moved a minimum of once every seven days, or more frequently, as requested by the association or by the property manager for snow removal or parking lot maintenance purposes. If possible all signage informing the plan to plow the entire parking lot shall be posted at each common entry at least 2 days before the vehicles are required to move from the parking lot.
- 11) No other types of transportation shall be permitted to be parked on Eagles Nest common area property. Other types of transportation includes, but not limited to, Recreational vehicles (more than 15' long), snowmobiles, boats, motorcycles, trailers (of any length), and bicycles. Such items are permitted to be parked in garages.
- 12) No commercial vehicles and no trucks shall be parked on any road within the condominium property except when temporarily engaged in transport to and from a condominium, or as contractors for specific unit or HOA repairs. For the purpose of this rule, a ¾ ton or smaller vehicle, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle or truck. The exception to this rule is an emergency vehicle meeting the following criteria:
  - a) Any unit owner required by his or her employer to have an emergency vehicle at his or her residence during designated times AND
  - b) The vehicle weights 10,000 pounds or less;
  - c) The unit owner is a member of a volunteer fire department or an emergency service provider;\*
  - d) The vehicle has an official emblem or visible markings of an emergency service provider; and
  - e) Parking the vehicle will not obstruct emergency access or interfere with the reasonable needs of the other residents who use the community's driveways and parking.

**Note: On-street/Town right of way parking is NOT allowed in the Town of Mt. Crested Butte.**

*Thank you for your cooperation. Enjoy your visit and come back often!*

*Wanda Bearth*  
Property Manager

*\*This notice has been posted in compliance with Ordinance 9, adopted by the Mt. Crested Butte Town Council on November 6, 2019.*