

Below are the guidelines for unit renovations. The guidelines can also be found in the Eagles Nest Rules and Regulations. The Rules and Regulations can be downloaded from the Eagles Nest website: [www.eaglesnestcb.org](http://www.eaglesnestcb.org)

If you have questions please contact the Eagles Nest Property Manager Grant at Crested Butte Lodging: [Grant@CrestedButteLodging.com](mailto:Grant@CrestedButteLodging.com)

#### CONDOMINIUM RENOVATIONS:

- 1) No owner may renovate plumbing, wiring or air conditioning/heating equipment without the express written approval from the Management Company.
- 2) Before *any* construction is to begin the homeowner or their agent is required to send a written letter to the Management Company, specifying - in detail - the extent of the project with a beginning date as well as an ending date of the project. Construction can only begin *after* the owner receives written - and signed - permission from the Management Company. Construction request letters can be mailed to Property Manager, P.O. Box 5066, Mt. Crested Butte, 81225.
- 3) Owner, and/or their agent, agrees that any and all construction within their condominium will be completed within a six month time period, unless written permission to continue construction past the six month period is granted through the Management Company.
- 4) Any Plumbing, Electrical, or Structural modifications within a unit is required to have all necessary building permits (as per local building codes), and any necessary inspections completed in a timely and legal manner.
- 5) All construction contractors and subcontractors are required to have liability insurance and a Declaration of Independent Contractor Status Form (also known as, Worker's Comp Form). Proof of current liability insurance and the Worker's Comp Form is to be completed and included with the construction request letter.
- 6) Absolutely no homeowner or tenant is to perform any maintenance and/or construction on any common areas, nor use any part of the common area for personal construction work, or use any common area electrical power.
- 7) The owner is required to supply a construction dumpster at the owners expense. Such dumpster shall be covered at all times. Any trash that overflows from the dumpster is the responsibility of the owner. If any trash outside the dumpster is not disposed of properly the HOA management company will remove the trash at the owner's expense. All dumpsters are to have the homeowner's condo number and direct contact phone number located on or near the dumpster. If the owner does not furnish their own dumpster, then all construction debris has to be removed immediately from the Eagles Nest property by the owner, and/or their agent, at the owner's expense.
- 8) Absolutely no construction debris is to be placed in the Eagles Nest common dumpster. Waste Management will charge a hefty fine for any construction material found in the common dumpster. *Please help keep your HOA dues down by not disposing of any construction material in the Eagles Nest common dumpster.*
- 9) No construction materials, tools, or debris is to be stored or placed in Eagles Nest common areas (i.e. hallways, parking lots, etc.)
- 10) At the request of the Board of Directors and/or their agent, the owner will grant access to the construction project within 24 hours of the Boards and/or agents request.
- 11) Renovations, which emit noises or odors, shall be restricted to performing the work between 8:00 AM and 8:00 PM Monday – Friday. Reasonable work ethics shall be followed at all times during the renovation.

**Before starting a project inside your condominium, please provide the following information to the Management Company regarding the project:**

1. What is the scope of work to be done?  
This should include information on utilities and association property that will be impacted.
  
2. Provide plans showing what will be done, and how it will be done.
  
3. What are the proposed begin and end dates for the project?
  
4. Who is going to do the work? Are they licensed and insured to do that work?  
(Include license number, proof of current liability insurance, and the Worker's Comp Form)
  
5. What guarantees and warranties does the contractor provide?
  
6. Who will verify the work for the association, and ensure that the work is completed satisfactorily?
  
7. Does the company have a BBB rating? If so, what is it?

Email Grant the answers to the above questions: [Grant@CrestedButteLodging.com](mailto:Grant@CrestedButteLodging.com)