

EAGLES NEST BEST PRACTICES

Crested Butte Lodging and the Eagles Nest HOA Board of Directors have put together this guide to help your enjoyment of the complex be a more trouble-free experience.

Garages and Parking

- Keep garage door closed when not in use. This will help prevent theft, vandalism, or damage from curious wildlife, or guests. Pipes can also freeze during the winter months and burst, causing major flooding and damage.
- Each unit is allowed a maximum of 2 vehicles. We encourage parking one vehicle in the garage to minimize the impact to the parking lot areas during busy periods. All vehicles must have valid parking passes displayed at all times while parked on the Eagles Nest property.
- Please do not store anything on the radon barrier in the crawlspace under ANY circumstances. Radon is a colorless, odorless radioactive gas produced by the decay of the element Radium. Disturbing the radon barrier can release these gasses into your unit or adjacent units, causing undue risk of harm to you or your neighbors.

Inside the Unit

- Run exhaust fans anytime you cook, shower, or bathe and for at least 20 minutes afterward. This will ensure any excess moisture is pushed out of the building, and prevent any potential evaporative leaks from forming in the roof. We advise against using humidifiers during winter months for this reason.
- Turn down loud music or television at night to avoid upsetting neighbors. Some may have small children, and some may live in their unit full time. Please be respectful of everyone in the complex, and turn down the volume after 10pm.
- When checking out of a unit, be sure to close and lock all windows. The weather here in Colorado can be severe, and blow an unsecured window open, filling a unit with snow, rain, sleet, hail, or wildlife in short order.
- Only appropriate deck furniture is allowed on decks. This helps maintain the aesthetic appeal of the property for all owners and guests. No grills, smokers or barbecues are allowed to be stored or used on the deck at any time. Gas/Propane grills are allowed to be used in the immediate area in front of the unit garage so long as it does not create a fire hazard or allow smoke to enter other condo units. Charcoal grills are not to be used at any time.
- Any remodel work must be approved by the HOA prior to starting. This helps to avoid scheduling conflicts with neighbors or their guests, and restricts construction noise to acceptable hours and dates.

Hot Tubs and Sauna

- Always shower before entering the hot tub. Our hot tubs are residential hot tubs that see a very high volume of bathers throughout the busy seasons. Showering removes bacteria and dirt that can adversely affect the water quality and even human health. Please respect other bathers by cleaning off before soaking in our hot tubs. Showers are located inside the door on the hot tub deck, and around the corner by the sauna.
- Children aged 14 and younger must have adult supervision at all times when using the sauna and hot tub amenities.

Pets

- Only owners are allowed to keep pets in their unit, and only if registered with the association before Nov 14th, 2018. No guests, invitees, or tenants (short or long term) may own or possess any animal on the property at any time. Owners must clean up after their pets at all times.

Smoking

- Smoking of any kind is not permitted on decks or in units at any time. Designated smoking areas have been established by the hot tub area at upper Eagles Nest by the smoking pole (ashtray), and by the dumpsters in the lower Eagles Nest lot by the smoking pole (ashtray).

Thank you for keeping Eagles Nest a great place to be!