



Eagle Ridge Condominium Community
Eagle Ridge Road - Intervale, NH - 03845

Emergencies should be reported to police, fire 911.

Electrical problems: Call DW Electric at 603-733-5333.

Water, downed trees & other property issues call the Property Manager EG Chandler 603-356-6060.

For disturbances such as loud partying, fireworks, or dangerous behavior, please call the owner of the unit involved. For matters that cannot be resolved this way, see the [Reporting Violations and Penalties for Disturbances](#)

FYI for Renters

Eagle Ridge Resort
A Private Residential Community

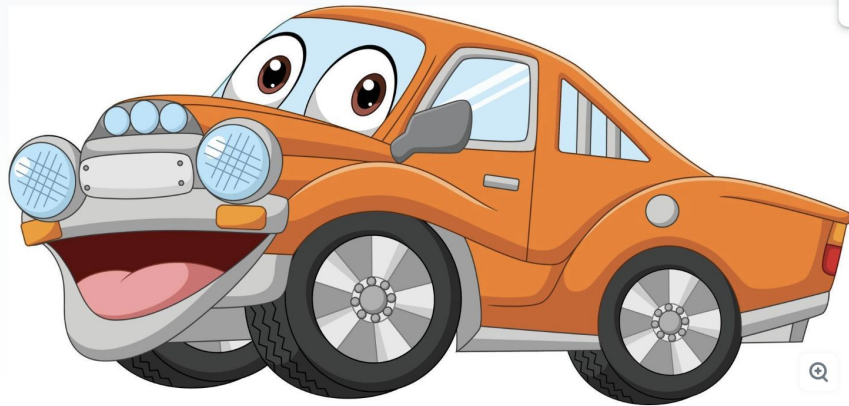
Sorry...



Guest arrivals: after 10 am
Guest departures: before 10 pm.
If arrival is after 10 pm, a host should be present to avoid lost, noisy renters trying to open random doors.



Renters not allowed to bring pets.



Renters must hang Eagle Ridge **guest tags** from their rearview mirror to avoid being towed. See detailed parking rules for renters and owners, page 6. (i.e., number of vehicles allowed & overflow parking, restrictions regarding size permitted, and the required moving of vehicles for snowplows.)



Renters not allowed to use woodstoves / fireplaces.



Recycling required: Owners who have renters / guests and do not provide a dedicated recycling bin may be subject to fine.

On Eagle Ridge Property

NO



Drones



Fireworks



**Firearms,
hunting**



**Quiet before 10 am
and after 10 pm**



**Within 35 feet of
buildings**



**No grills on 2nd floor
decks. Grills on
ground level must be
used 10 feet away
from building.**

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Rules and Regulations

Adherence to these Simple Policies Will Enhance Everyone's Enjoyment of this Beautiful Place.

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- Noise Levels
- Common Areas
- Wood Stoves
- Barbecue Grills
- Fireworks and Drones
- Guns & Hunting
- Air Conditioning
- Storm Doors

[Click Here for Map of Eagle Ridge](#)



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As an Owner it is your responsibility to

- All owners must keep updated email, phone and address with the property manager. The Property Manager will update the list quarterly and send it to the secretary to be included in Eagle Ridge google docs.
- The owner of each unit shall also provide phone numbers and email addresses of two responsible parties who could be contacted in the event the owner cannot be reached.
- All owners shall be familiar with the most current Rules of Eagle Ridge Condominium Association, which are available on the website. If renting, these rules will be posted in the unit or the owner shall have the renter sign a document stating said rules have been read and understood.
- Owners shall respect the rules of Eagle Ridge Condominium Association and as such ask our neighbors to do the same.
- Owners shall report violations of the Eagle Ridge Rules to the property manager via phone and to the Board of Directors via email. The report should be specific with dates, times, persons involved and specific concern(s). Please refer the [Reporting Violations and Penalties for Disturbances](#)
 - The phone number of the property manager, EG Chandler, is 603-356-6060.

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Process for Reporting Violations and Penalties for Disturbances

Owners shall report violations of the Eagle Ridge Rules to the property manager via phone and to the Board of Directors via email. The report should be specific with dates, times, persons involved and specific concern(s).

- The Property Manager will notify the owner or responsible party of the concern and request the situation be resolved. The owner or responsible party should let the property manager know the desired course of action to address the concern(s).
- The first call made by the property manager is a courtesy call to address the concern ASAP. Should another call need to be made by the property manager, the owner will incur a \$50.00 fee payable to the Eagle Ridge HOA. If resolution cannot be reached after the 2nd phone call and or the property manager's presence at the unit, the owner will incur a \$250.00 fee, payable to the Eagle Ridge HOA.
- The property manager will document the results of all phone and in-person interactions and provide this information to the owner and the Eagle Ridge BOD.
- The Eagle Ridge BOD will notify Brauel and Brauel (the Association's accounting firm) to send an invoice to the owner with the appropriate fee to be paid. The property manager's summary as well as the B&B invoice will be copied to the board and kept on file.
- Fines will be paid in a timely manner. The Eagle Ridge By-laws will govern the assessment of any late fees and legal actions as needed.
- The Eagle Ridge BOD will track the fines collected as a result of this policy and report it in the HOA Financial Statements.

Property manager, EG Chandler 603-356-6060.

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Trash, Rubbish, Recycling

- Eagle Ridge borders a state forest and shares this area with dangerous wild animals. In order to protect the animals, condo owners, renters, and guests it is very important that trash be disposed of properly.
- Trash should **NOT** be left outside of your unit for any period of time.
- Eagle Ridge uses a “bear proof” compactor system for trash located between **Building A & B**. :
 - a. The operating instructions are posted at the compactor. (Take the 2nd right after entering the complex. It is on your right)
 - i. All trash should be secured in appropriate bags and placed inside our dumpster.
 - ii. Put your garbage bags as far back in the dumpster as possible to make sure the next person has room.
 - iii. After the disposal of the trash, please be sure to fully close and secure the sliding doors. **THEN PUSH THE BUTTON. The compactor will not work unless the button is pushed and garbage is compacted AFTER EACH BAG is deposited.**
 - iv. Do not leave bags outside the dumpster at any time! This attracts bears.
 - b. Recycling is located on the 3rd level by the fire pond. (Take the 3rd right after entering the complex. Drive until you see the pond on the left and the recycling is on the left)
 - c. Please review the attached Do’s and Don’ts flyer before using the compactor and recycling bin. In addition to the flyers, please take a moment to view this short video on how the recycling system works. The name of the video is: “How it works – Single Stream Recycling” (<https://recycleoftenrecycleright.com/resources/for-apartments-condos/>)





PARKING

ALL VEHICLES MUST HAVE A PARKING / ACCESS STICKER OR HANGING TAG

- Buildings 1, 2, and 3: Owners and renters are allowed to park 2 -3 cars on their respective side under their carport.
- Buildings A-M: There are no assigned or designated parking spots for the units. Each unit is entitled to two parking spaces near their respective unit.
- Additional vehicles should be parked in the designated overflow parking between Buildings A and B (next to the trash compactor).
- Vehicles should **NOT** be parked on lawn or grass area or in the travel lanes. This lane is designated as a fire lane and parking is not allowed.



Winter Storm Parking:

Buildings A-M: Property Management Crews begin plowing once several inches have accumulated. At this time please watch for plows to arrive and move your car alot over or above in order for the entire parking lot to be cleared. If you are not going to be home but have a car in the lot, please move to overflow parking or park at end of lot so as not to create snow banks in parking spots. Please **DO NOT** leave your car and then return and assume to take a plowed spot.

Recreational Vehicles:

- Operation of powered recreational vehicles (snowmobiles, ATVs, dirt bikes, etc.) are not permitted on Eagle Ridge property.
- Trailers for recreational vehicles should be parked in the overflow parking area between Buildings A and B.
- Oversized Vehicles (campers, RVs, etc) are **NOT** permitted on the property except for a period not to exceed 2 hours to facilitate loading and/or unloading for trips. Staying beyond the 2 hour time limit will result in a fine.

Vehicles that are towed or fined are the sole responsibility of the vehicle owner.



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Pool code is 415

Tennis code is 415

Pool and Tennis Courts

- Hours are 08:00 AM to 10:00 PM.
- No Lifeguard on duty- Use pool at own risk & liability
- The pool and tennis courts have locks install on the gates to ensure only authorized unit owners and their guests have access to the facilities. Please do not divulge the Code to unauthorized people. Gates to the pool and tennis courts should be closed at all times.
- ***** Children under the age of 14 y.o. must be accompanied with a responsible adult and may not enter the pool area alone. Children who are in diapers must have a swim diaper on at all times while at the pool.**
- Carry-in-carry-out all trash from the pool area.
- **No Cell phones or music within pool area**
- No diving, running, roughhousing, skateboarding, or rollerblading allowed in the pool area.
- Pets are NOT allowed either in the pool or tennis court areas or to be tied outside.
- **ALL GLASS AND SMOKING IS PROHIBITED IN THE POOL AND TENNIS COURT AREAS**

Be considerate of others while at the pool. Offensive language should not be used. Use only the tables and chairs that you need for your family or guests. "SAVING SPOTS" BY LEAVING TOWELS IS DISCOURAGED. Please put umbrella's and furniture in its place after use. A port-a-john is installed near the pool area for your convenience.



Noise Levels

- Quiet hours 10pm-10am
- Radios, televisions, stereos, parties, and other sounds should be kept at reasonably low levels, before 10:00 AM and after 10:00 pm.



Common Areas

- Entrances and stairways shall remain clear at all times.
- No bicycles, toys, etc. may be left in a position so as to block or limit access to any of the units.
- Building A-M: No laundry (towels, clothes, etc.) may be placed on front railings (parking lot side).

Pets

- Renters are NOT allowed to have pets. Owners must keep dogs on leash. (The town of Bartlett can come pick up any dog not on leash.)
- Please pick up your dog's poop, even on trails in adjacent woods.

Wood Stoves

- Due to safety and insurance issues, Guests are **NOT allowed** to use the wood stove

Barbecue Grills

- **NO propane grills are permitted on 2nd floor decks, per NH state law.**
- Due to safety and insurance issues, NO charcoal fired grills are allowed.
- Per NH state law, propane barbecue grills may be used on ground floors ONLY if pulled 10 feet away from the building, carport or any overhanging portion of the building.
- Electric barbecue grills are permitted on decks.

Fireworks and Drones

- Fireworks are **NOT ALLOWED** within any areas of the property.
- Drones are **NOT ALLOWED** within any areas of the property.

Guns

(Rifles, Pistols, Shotguns, BB Guns, Pellet guns, Toy cap guns /caps

- **NO guns** of any kind shall be discharged on Eagle Ridge Property.
- **NO** hunting

Installation of AC

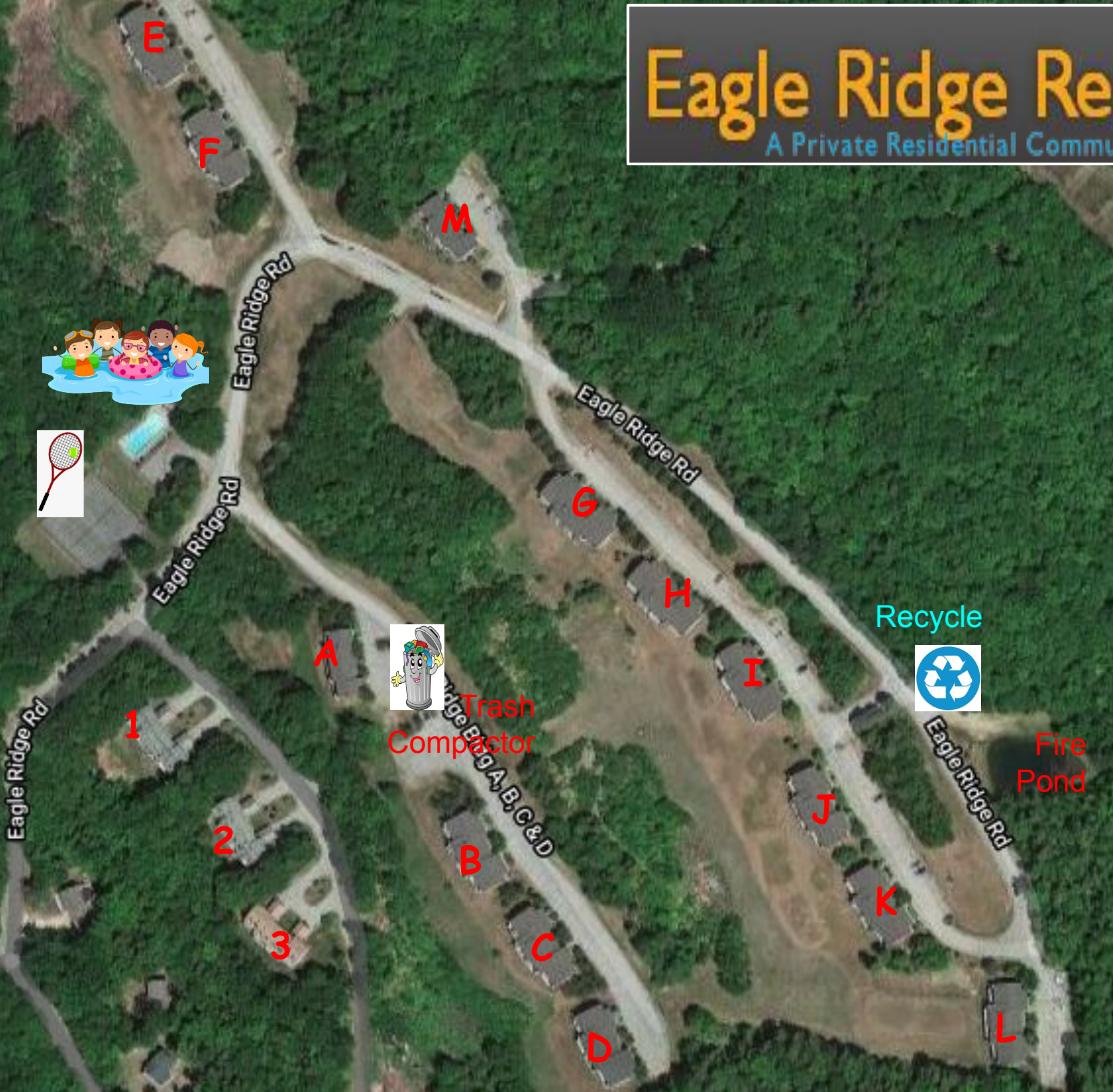
- Installation of Mini-splits: Owners who wish to install mini-splits must first have more than 50% or owners of that building sign a NH-required document, “Request to Alter Limited Common Areas.” This document applies only to a specific Eagle Ridge building. Then, owners may, after executing an Indemnification Agreement, install mini-splits for AC that conform to the NH statute requirements specified in the “Resolution.” Documents concerning adherence to NH statutes, as well as Eagle Ridge guidelines and Indemnification document (all posted on our Eagle Ridge website) must be submitted for approval to ac_approval@eagleridgenh.com prior to any installation.
- Owners who wish to install a free-standing interior air-conditioning unit may purchase a unit. They are required to have the Property Manager install it.

Installation of Storm Doors

Owners must choose & install an Andersen storm door (Series 2000 or 3000). Nickel hardware must be installed.

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1

2

3

A

Trash Compactor

B

C

D

G

H

I

J

K

L

M

E

F

Recycle

Fire Pond

Eagle Ridge Bldg A, B, C & D

Eagle Ridge Rd

Eagle Ridge Rd

Eagle Ridge Rd

Eagle Ridge Rd

Eagle Ridge Rd



According to State and Federal Regulations, certain items **CANNOT** be disposed of as trash. Please refer to the following list as unacceptable items in the front load containers. Additional charges apply to process any improperly disposed items.

UNACCEPTABLE ITEMS:

- LEAF AND YARD WASTE** - greater than 5 bags or 10% of the load
- +CFC (FREON) APPLIANCES** - Refrigerators, Freezers, Air Conditioners, Dehumidifiers, Water Cooler
- WHITE GOODS** - Major appliances used to cook, heat, cool, wash or dry
- TIRES**
- TV'S & COMPUTER MONITORS**
- LEAD ACID (AUTO) BATTERIES**

OTHER BANNED ITEMS:

- * **ASBESTOS**
- * **CHEMICAL** - containing equipment, containers (oil & hazardous materials)
- FLUORESCENT LIGHT BULBS & FIXTURES** - (non PCB Ballasts are OK to landfill)
- HAZARDOUS WASTE** - Paint/Pesticides/Chemicals/Solvents/Gasoline/Motor Oil
Coreosives/Toxics/Re actives
- * **INDUSTRIAL BYPRODUCT** - Residue and Pollution Control Wastes
- LIQUID WASTE**
- MATTRESSES/BOX SPRINGS**
- INFECTIOUS (MEDICAL) WASTE**
- MERCURY CONTAINING ITEMS** - thermostats, thermometers
- PROPANE TANKS** - Other compressed gas tanks
- RADIOACTIVE WASTE**
- * **SLUDGES**
- TELEPHONE POLES & LANDSCAPE TIMBERS** - (Old & decaying material acceptable - 6' max length)



THINK GREEN:

wm.com
800-545-4545

RECYCLABLE CONTAINERS MUST BE EMPTY AND DRY; NO LIQUID OR FOOD WASTE RESIDUE PERMITTED; NO BAGGED RECYCLABLES



Steel, Tin & Aluminum Cans

Latas de acero, hojalata y aluminio



Plastic Bottles & Containers #1, #2 & #5

Botellas y envases de plástico



Office Paper, Brown Paper Bags, Newspaper, Magazines & Junk Mail

Bolsas de papel marrón, papeles de oficina no confidenciales, periódicos, revistas, correspondencia no solicitada



Paper Cardboard Dairy & Juice Containers

Envases de papel cartón, productos lácteos y jugos



Flattened Cardboard & Paperboard

Cartón y cartulina aplastados



Glass Bottles & Jars

Botellas y frascos de vidrio



DO NOT INCLUDE: Plastic bags, recyclables bagged in plastic bags, food waste or polystyrene foam/plastics #6 and other plastics #3, #4 & #7

NO INCLUYA: Comida desechada, bolsas de plástico o vasos y contenedores de goma de poliestireno

For a complete list of accepted recyclable materials, please visit: <http://RecycleOftenRecycleRight.com>

Single-Stream Recycling
Reciclaje de corriente única

