

Dear New Property Owner,

Welcome to our neighborhood and congratulations on the purchase of your Alaskan dream! On behalf of the Eagle's Nest @ Kashwitna Home Owners Association, we would like to welcome you to your new community. Over the coming months we look forward to meeting you - whether it be walking down the roads, on the river, or at a community activity or meeting.

The operation of your Homeowners Owners Association (HOA) is governed by a board of volunteer members. The Board Members are elected by the community to oversee the daily functions and financial responsibilities of our Association. The Architectural Control Committee (ACC), also staffed by volunteer members, is responsible for maintaining members' compliance with the established covenants and bylaws of the HOA.

The HOA has specific covenants, accepted by all property owners, regarding what can and cannot be done on our properties. A copy of these covenants was given to you at the time of your purchase by your title company, and we ask that you please take the time to read through them thoroughly. If by chance you did not receive a copy our governing documents are also available on our community web site; <http://eaglesnest-hoa.net> <Members Only> <Login: eaglesnest> <Password: members> which is the official communication channel between you and our HOA Board and ACC.

This website will contain upcoming activities and events, announcements, a community calendar, a neighborhood forum, governing documents, architectural review forms, and volunteer information. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community and neighbors through the Forum.

Please remember to register in the "Members Only" section with a valid email address to insure delivery of important communications from your HOA Board and the ACC.

As a new property owner, you may already have some ideas on how you'd like to improve your property. The ACC helps owners maintain the quality and value of our neighborhood, and functions to assist in evaluating the plans for all exterior landscaping, building, remodeling and repairs to ensure compliance with all covenants. The purpose of this review is to protect our scenic environment and maintain the value of our properties. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the ACC for approval before any work begins.

*If work does not meet the constraints of our governing documents, the property owner risks being cited for a covenant violation and may be required to pay a fine and/or alter or remove the changes at significant additional personal cost.*

Again, Welcome to the community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions. If you have any questions as a new property owner, please contact us at [board@eaglesnest-hoa.net](mailto:board@eaglesnest-hoa.net)

Sincerely,

Your HOA Board Members and ACC Members