



Eagles Nest

Frequently asked questions:

1. Can I build a deck, fence or shed?

*Yes you can. In accordance with The Town of Essex by-laws. **

2. Can I install satellite dishes, cable TV, or antennas?

Yes you can, however they must be installed on the rear of the roof, or backyard and in accordance with the Town of Essex by-laws.

3. Can I install a swimming pool?

Yes you can. In accordance with the Town of Essex bi-laws.

4. Can I build an addition onto my unit?

Yes you can. In accordance with the Town of Essex bi-laws.

5. What happens if all or part of a unit block's roof needs repair or replacing?

All residents in a unit block must agree on roof replacement, colour selection, style of shingle, etc. If all residents in that block cannot agree on all matters in this regard, replacement shingles shall be as close to the existing colour and style available at that time. In a case where not all the residents of a block unit agree that the entire roof is in need of replacement, each unit owner has the right to replace or repair his unit's roof, but must select the closest shingle colour available to match the existing unit block.

6. Can I change windows, doors, garage doors, exterior lighting, siding or brick?

*If a unit owner wishes to change any of the exterior features, those which affect the front appearance, as listed above, shall require consent from all other residents in that block. **

7. What size are the easements on the end units?

The easements for end units are 3 feet on the sides and rear of the property.

8. Do I need special homeowners insurance?

You may not. Your homeowners insurance may be the same as a detached home. Please consult your insurance company.

9. Are there any monthly fees like condo fees?

There are no fees like condominium common fees or homeowners' association fees. Each homeowner is responsible for their own property for things such as snow removal, grass cutting and insurance. There is no corporation, group or association to which you are committed.

10. Is there a condo corporation?

*No, you own your home and the property with it and it is for your exclusive use. There is no common element or land for all people to use. **

** Certain deed restrictions may apply.*