

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

December 21, 2011

The following are notices of a general nature to all unit owners at Tideview Estates Condominium Association. Please read this material carefully. *Investors- please provide a copy of this notice to your tenant(s).*

ASSOCIATION WEBSITE: Please visit www.evergreenmgt.com and click on the Association Login at the top of the page. Enter Username: TVC, Password: 100

CHRISTMAS TREE REMOVAL: As sad as it is to say, the Holiday Season will soon be over and Christmas trees will need to be discarded. Christmas trees will be collected on:

January 11, 2012

Please note this schedule is weather permitting. Should your tree not be collected on the day noted above, it will be collected on the following day. After 11 January 2012 it becomes the owner's responsibility to properly dispose of their Christmas tree. **You may leave your tree at the end of your driveway.** We hope you enjoy the Holiday Season and we thank everyone in advance for their cooperation.

FHA CERTIFICATION: This summer, after Tideview approved the renewal process for FHA, FHA came out with strict guidelines and processes. In short, the CAI legal profession instantly recommended that management companies and board members NOT fill out FHA applications for the association or individual borrowers. Should one piece of information be incorrect, even by accident, and years later the borrower defaults and there is evidence that a mistake was made on the application, the signer could face up to \$1million dollars in fines and up to 30 years in jail.

It could be a simple error of the number of renters in the complex or some piece of info so simple that would have nothing to do with the borrow defaulting, but there still may have been a human error made and that places the signor of the FHA document at risk.

FHA has unfortunately made this a very cumbersome process for the borrowers. The responsible party for filling in the FHA paper work is now done by the lender. While the lenders may hesitate to do this, they are the ones qualifying the loans and the lender of the mortgage. The CAI legal community has endorsed this new process to take the potential risk off of management companies and board members. I don't think any management company or board member wants to jeopardize their livelihood and rest of their lives for an FHA form as the government has made it this difficult.

We apologize this may not have been passed along to Tideview in a communication or in the Minutes of a meeting, but this has been the direction since the summer time when the FHA came out with these penalties. I would caution any board member from getting involved with these forms as the risk is not worth the consequences. The lenders are prepared to handle this and have been working with the FHA forms since this summer when the rules changed.

Contact information for you Evergreen Management, Inc. team:

Maintenance Coordinator: Linda Malbon, please email requests to lmalbon@evergreenmgt.com

Financial Coordinator: Jennifer Charrette, please email requests to jcharrette@evergreenmgt.com

Sales / Refinancing: Shannon McGahey, please email requests to smcgahey@evergreenmgt.com

Association Administrator: Michelle Brent, please email requests to mbrent@evergreenmgt.com

Association Manager: Jack Gregoire, please email requests to jgregoire@evergreenmgt.com

Questions / Comments: Please mail correspondences to our office at 17 Commerce Drive, Bedford, NH 03110 or call (603) 622-7000.

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Snow Removal Procedures

Please note the following procedures:

1. The roadway and parking lot entry plowing will begin with an accumulation of 2 to 3” and maintained to allow safe passage to the mail house throughout the storm.
2. Immediately following the storm, the roadway and parking lot entries will be plowed to their full width and plowing of the parking spaces will begin.
3. It is your responsibility to move your car out of its space to ensure that the spaces are properly cleared and to prevent your vehicle from being plowed in. **Do not park in the street until after the storm.** The vendor cannot plow Tideview Drive with vehicles parked on it. It is also the responsibility of the vehicle owner to move from Tideview Drive after parking spaces are cleared.
4. In order for the vendor to plow the property effectively, all vehicles must be parked only on the 'even address' side of the main road. That is, the left side of the road as you drive into Tideview Estates.
5. If you are going to be away or unavailable to move your vehicle after a storm, please make arrangements with a neighbor to have it removed when the plow arrives. **The Board of Directors reserves the right to bill Unit Owners that cause the Association to incur extra snow removal expense.** If you do not move your vehicle from your parking space when your parking lot is being cleared, you are preventing the vendor from clearing your neighbor's parking spaces as well as your own. **If the vendor bills the Association for a return visit to clear these parking spaces, the Board will pass this expense to the owner that did not move their vehicle.**
6. **ANY VEHICLE FOUND BLOCKING SNOW REMOVAL OPERATIONS MAY BE TOWED, WITHOUT WARNING, AT THE VEHICLE OWNER'S EXPENSE.**