

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

January 23, 2012

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

BOARD OPENING: The Board of Directors has an opening on the board. The board is looking for a homeowner that would be interested in serving on the board and involved in condominium management. This position requires attendance to monthly meetings and being accessible via email. Get involved...know where your \$\$ is being spent. Please contact Evergreen Management if you are interested, email mbrent@evergreenmgt.com or send your request in writing to our Bedford Office, Evergreen Management / Tideview Estates, 17 Commerce Drive, Bedford, NH 03110.

WINTER PREPARATIONS: With the winter season here...it is recommended that you check all of the following home systems for preventative safety measures:

- Furnace - This should be checked and cleaned by a professional before being used on a daily basis. Remember to keep the heat set to at least 55°, especially in the front foyer, to prevent the pipes from freezing.
- Smoke detectors/flashlights - The batteries in your smoke detectors and flashlights should be replaced or checked to make sure they are ready for any possible outages.
- Dryer vents should be cleaned of any debris to prevent the possibility of a fire.

SPEED LIMIT: Please follow the **15 MPH** speed limit signs in your Association.

PETS: It was brought up that there is a serious problem with residents not keeping their pets on a leash as outlined in the Rules and Regulations:

“Pets shall be kept inside their Units at all times, except when on a leash and accompanied by and under the control of resident owner. All pets must be walked or exercised on the exterior, undeveloped or adjacent properties. The resident/owner must immediately remove any waste excreted on any Common Area, which includes the Limited Common Area. Violation of this rule may require the removal of the pet on a permanent basis.”

CARBON MONOXIDE DETECTORS: The Board wants to remind the residence of the importance of carbon monoxide detectors in your home. The Board advises unit owners to purchase and install at least one carbon monoxide detector. They are relatively inexpensive and available as battery operated or for a standard wall outlet. More information can be found online at http://en.wikipedia.org/wiki/Carbon_monoxide_detector.

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.**