

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

May 21, 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

ANNUAL YARD SALE: The date has been set for **Saturday, June 2, 2012** from **9 a.m. – 1 p.m.** Rain date is the following **Saturday, June 9, 2012**. Management will advertise the yard sale in the local newspapers. Gather all your stuff for this one-day event.

*****PLEASE NOTE CORRECTION REGARDING THE RAIN DATE*****

VINYL FENCE NOTICE: No items can be nailed, screwed or glued to the vinyl privacy fences. Nothing can be leaning against the fence that could potentially cause the fence to lean. Only items less than 5 pounds can be hung on the fence, as long as the hanger does not interfere with the other side or cause any mark or abrasion to the fence. No barbecues can be used near the fence. The unit owner is responsible for any damage to the fence other than from ground movement.

BARBECUE GRILLS: The Board of Directors reminds all residents of the Dover Fire Department's notification to the Association that it is unlawful to use grills within 15 feet of multi-unit dwellings. Some owners have asked the Board to reconsider this rule without understanding that the Board does not have such authority. This is a Town Ordinance, not an Association Rule.

While the Board has no authority over the Town Ordinance, the Board still must govern the Common Area. The Board does not allow Unit Owners to store grills or any other personal property on Common Area beyond the unit's privacy fence. Any items left in Common Area are subject to confiscation by the Board of Directors. Any costs related to the removal, storage, and/or disposal of these items shall be billed back to the unit owner. **Please do not leave your grills in the common area.**

The Town also notified the Association that you may not store combustible or flammable fuel. Again, this is a Town Ordinance and not controlled by the Board of Directors, but the Board is definitely concerned about owners storing fuel in their garage to keep it from the sight of the Fire Department. This is extremely dangerous! **Please do not store fuel in your unit or on the property of Tideview Estates.**

SLIDING DOOR WARRANTY: Please note if you have installed a door or window from BF Rich, there is a copy of the Lifetime Limited Warranty on the website under the homeowner tab.

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.