

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION
Community Information Notice
AUGUST 2007

Anyone having questions relating to the following information is encouraged to contact Evergreen Management at (603) 778-6200. Owners are asked to forward a copy of this "Community Information Notice" to their tenants.

TRASH

Trash is continuing to be problematic at Tideview Estates. Many residents are not following the Rules and Regulations set up by both the City of Dover and the Condominium Association. The Rules state:

"Trash may only be placed in bags purchased from the City of Dover. All trash must be in a barrel with a lid that can be readily detached or on a barrel manufactured with hinges. All barrels, covers and recycle bins must be at all times clearly marked with the Unit Number. Trash must be kept inside the unit until pick up day. Your recycling bin and trash barrel(s) are to be placed back inside the unit within 24 hours of trash day..."

Tideview is proud of its community and wants to keep it that way. When owners / tenants do not follow the rules that have been set up by the Association as well as the City of Dover, then they are not showing any respect to the community itself and to those who do follow the rules. Please take pride in the appearance of your community.

PARKING

It has become an increasing problem that cars randomly park on either side of the road instead of in the designated overflow parking areas on either cul-de-sac. The grass on the edges of the road ways is being damaged as a result of this unauthorized parking. The Rules state:

"No parking shall be permitted on lawns, in the roadway, or in fire zones. Each unit is limited to two parking spaces, immediately perpendicular to their Unit. Vehicles may not park in a manner that impedes the parking of their neighbors. Absolutely, NO vehicle of any type and for any reason may park or drive on the lawn or landscaped areas..."

"...Visitors may park at either cul-de-sac. Temporary parking for guests is allowed in the roadway on the even numbered side of the street, NOT ON THE GRASS, or at the two (2) cul-de-sacs, but for no more than two (2) consecutive days without prior notice to management and permission from the Board. Unit owner shall register with the Management office any guest who shall stay for more than two weeks. Violators are subject to being towed at the owner's expense."



PROCEDURE TO REPLACE PATIO DOORS

The Board has selected Rivco as the preferred door vendor to maintain continuity and quality control. The Association will pay for the installation and the owner pays for the door/materials. If you need to replace your patio door, you should put your request in writing and send by email to lmalbon@evergreenmgt.com or by mailing your request to the attention of Linda Malbon, at Evergreen Management, Inc., 17 commerce Drive, Bedford NH 03110.

CONTACTING EVERGREEN MANAGEMENT

Maintenance Questions and Requests:

Linda Malbon works out of the Bedford NH office handling the maintenance portion of the seacoast properties. Any maintenance requests should be put in writing and either emailed to Linda at lmalbon@evergreenmgt.com or sent to her attention at Evergreen Management, Inc., 17 Commerce Drive, Bedford, NH 03110.

Condominium Fee Information:

Jennifer Charrette works out of the Bedford NH office, handling accounting issues and any questions regarding condominium fees. You can contact Jennifer at her email address of jcharrette@evergreenmgt.com or by calling 1-800-973-4300.

Sales and Refinancing Information:

Diane VanHouten works out of the Bedford NH office, handling issues related to sales and refinancing of your units. You can contact Diane at her email address of dvanhouten@evergreenmgt.com or by calling 1-800-973-4300.

Day to Day Questions or Concerns:

Alyssa Clark is the Administrative Assistant for the Stratham NH office, handling the day-to-day items for the seacoast properties. You can contact Alyssa at her email address of aclark@evergreenmgt.com or by sending correspondence to her attention at Evergreen Management, Inc., 72 Portsmouth Avenue, Suite 201, Stratham, NH 03885.