

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

December 2008

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.

Thank You!

Your Board of Directors wishes to say "Thank You" to all those owners who have made the effort to pay their condominium fees on time this past year. While it is not practical to note specific unit owners, please be aware that your punctuality has not gone unnoticed. Again, a special "Thank You" from your Board and Management for paying your monthly fee on time.

SNOW REMOVAL PROCEDURES

A graphic of a right-pointing arrow with the words "Turn Over" written inside it.

On the reverse side, please find the snow removal procedures set up by your Association. To enable the snowplow vendor to do a thorough job, all vehicles must be moved to the areas specified in the procedures and in a timely fashion.

WITH THE HOLIDAYS COME VISITORS

Please be respectful of your neighbors and abide by the Parking Rules and Regulations of Tideview Estates:

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...

...Please educate your guests as to the parking rules. Any vehicle in violation will be towed at the owners expense with no advance notice required. 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.

CONTACTING EVERGREEN MANAGEMENT:

- For all Maintenance Requests, call Linda Malbon at 800-973-4300 or e-mail your maintenance requests directly to lmalbon@evergreenmgt.com
- For all Condominium Fee Information, call Jennifer Charette at 800-973-4300 or e-mail your questions directly to jcharette@evergreenmgt.com
- For all Sales and Refinancing Information, call Shannon McGahey at 800-973-4300 or e-mail your questions directly to smcgahey@evergreenmgt.com
- For all other Questions / Concerns / Comments, please forward in writing to our Stratham office at 72 Portsmouth Avenue, Suite 201, Stratham, NH 03885, faxing 603-778-2900, or emailing to emiseacoast@evergreenmgt.com.

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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.

ANY VEHICLE FOUND BLOCKING SNOW REMOVAL OPERATIONS MAY BE TOWED, WITHOUT WARNING, AT THE VEHICLE OWNER'S EXPENSE.