

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

August 22, 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 / Fieldstone Estates, 17 Commerce Drive, Bedford, NH 03110.

TRASH: 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 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. Pick up day is Friday unless otherwise notified by the City of Dover and is posted at the mailhouse.

PETS: Pets shall be kept inside their Units at all times, except when on a leash or 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.

Residents must comply with the rules and regulations with the City of Dover, NH.

BARBECQUE 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.**

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.