

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

April 24, 2013

Please read this material carefully.

Investors- please provide a copy of this notice to your tenant(s).

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ASSOCIATION WEBSITE ACCESS: Homeowners have access to the Association Website which is a great source for all of the following documents: Governing Documents, Annual and Board Meeting Minutes, Current Association Budget, Snow Removal Procedures. Please log onto the Evergreen Management website at www.evergreenmgt.com, click on the Association Login tab and enter user ID: **tv** and password: **100**

ASSOCIATION RULES AND REGULATIONS: At the Board of Directors Meeting on March 20, 2013 an Amendment to the Association Rules and Regulations was approved. A change was made to rule # 22. "Satellite Dishes are allowed pursuant to the following Criteria..." A complete copy of the Association Rules and Regulation are attached. An updated copy is also posted on the Association website. Unit owners please provide an updated copy to your tenants.

ASSOCIATION SPRING YARD SALE: The date is set for **Saturday, May 18, 2013** from **9 a.m. – 1 p.m.** Rain date is May 19, 2013. Management will advertise the yard sale in the local newspapers. Gather all your stuff for this one-day event.

RAFFLE WINNER: Unit #49 was the lucky winner this year of the free month of condo fees. Thank you to all the residents that attended the Annual Meeting on April 17, 2013.

HOME SERVICES REQUEST: Evergreen Management has a trained, in-house staff of maintenance technicians available to assist owners with non-association maintenance tasks in their home. Unit Owners who would like to make an on-line request for these services should go to: www.evergreenmgt.com and click on the Home Services Request tab to fill out a request or call 603-622-7000.

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.**

UNIT SALE OR REFINANCE: Effective November 1, 2012 Anyone involved in a condominium sale or refinance will be directed to the Evergreen Management website www.evergreenmgt.com, click on the **HomeWise Sales and Refinance Docs** tab to access the information and paperwork needed to complete a unit sale or refinance. If you do not have internet access, please contact **HomeWise** directly at: 866-925-5004.

Contact information for your 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

Association Administrator: Sheri-Lynn Sullivan, please email requests to slsullivan@evergreenmgt.com

Association Manager: Paul Okonak, please email requests to pokonak@evergreenmgt.com

Questions / Comments: Please mail correspondence to our office at 17 Commerce Drive, Bedford, NH 03110 or call (603) 622-7000.