

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

September 24, 2010

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 select Tideview from the menu of Association Websites. Username: **TVC**, Password: **100**

The Board has just posted two new documents to website. Under the Governing Document tab in the center at the top of the page, you will find registered copies of the Bylaw Amendments that increased the Board size from three (3) Directors to five (5) Directors as well as the amendment that ratifies the Association's Transfer Fees policy, as voted on by the Association in 2005.

UPDATED RULES AND REGULATIONS: The Board of Directors approved an update to the Association's Rules and Regulations at their most recent Board Meeting. This update will be posted to the website shortly and a hard copy will be mailed to all owners with next month's fee statements. If you are an owner that rents your unit, please ensure that your tenants receive a copy of the Rules and Regulations. Since it is the unit owner that would be held responsible for the rules violation of a tenant, we recommend that landlords require their tenants to sign a document affirming their receipt and understanding of the rules.

FENCES: As you have noticed, the Board installed the first phase of new privacy fences. The remaining fences will be installed next year. Please note the Board of Directors will be very strict about maintaining these fences. **Absolutely no items may be hung from the new fences. Repairs for any negligent damage to these fences will be billed back to the responsible unit owner.**

AUTO DEBIT PROGRAM: If you are tired of writing out checks for your Condo fee, we can help you with that. Go to the website and fill out the Auto Debit Program form and send it Evergreen Management and we will take care of the rest. If you don't have access to the web please feel free to contact your Financial Coordinator.

LATE FEE INCREASE: As a reminder, the Association Bylaws specify that owners shall be obligated to pay interest on their past due balance at an Annual rate of 12% (1% per month) in addition delinquent owners shall pay a late fee of \$15.60 per month.

Contact information for you Evergreen Management, Inc. team:

Maintenance Coordinator: Justine Bartlett, please email requests to jbartlett@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: Jason Lescalleet, please email requests to jlescalleet@evergreenmgt.com

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