

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

April 18, 1995

Dear Northface Unit Owner:

At the 1994 annual owners meeting, the subject of rule violation was discussed. It was learned that a number of unit owners are not aware of the rules and have therefore not informed their renters or rental agent of such rules. These rules are to be posted in each unit.

To make it more convenient, the Association has reprinted a simplified version of the rules that are listed in the Northface Condominium Documents. A copy of these simplified rules has been enclosed in plastic for preservation and has been left in all units to be promptly posted in a prominent area.

Owners are responsible for the actions of their renters and rental agents. Informed renters and agents should eliminate further violations.

If a violation is noticed, however, please report the violation to Northern Woods Property Services. The owner involved will be promptly notified of the problem. Repeated violations with no follow-up action could result in fines being levied against the unit owner.

The Board of Directors understands that Northface Resort Condominiums is primarily a vacation ownership and that it is difficult to restrain vacationers' actions but some type of control is necessary to insure everyone's enjoyment.

Your cooperation is appreciated.

Sincerely,

Board of Directors
Northface Resort Condominiums

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

RESPONSIBILITIES OF THE UNIT OWNER AND GUEST

1. All rubbish, refuse, or garbage must be put into appropriate recycling receptacles and/or dumpsters.
2. No clothing, laundry, rugs, etc. shall be hung from or spread upon any window or exterior portion of a Unit or in or upon any Common Area.
3. Firewood storage is limited to 1/5 cord on the front deck and 1/5 cord on the back deck. More than this amount shall be removed at the owner's expense and shall be disposed of at the Board's discretion.
4. Ashes from woodstoves and fireplaces may remain hot for several days after use. It is **VERY IMPORTANT** to deposit all ashes in the special marked cans (**FIREPLACE ASHES ONLY**) in the dumpster area.
5. To avoid the freezing of pipes, all thermostats shall be set at a temperature of not less than 45 degrees from November 1st to April 30th each year.
6. The property shall be maintained quietly between the hours of 10:00 P.M. and 8:00 A.M. each day.
7. Each unit has the use of two (2) parking spaces. Parking is prohibited in front of the stairways.
8. Pets - Owners are allowed to have cats and dogs. **Tenants are not allowed to have pets.**
9. No use or practice shall be permitted on the condominium property which is a source of annoyance to residents (snowmobiles, ATV's, etc.).
10. No one shall place or cause to be placed in any stairs or stairway, walkway, driveway, parking area or other Common Area any bicycles, furniture, packages or objects of any kind. These areas shall be used only for normal transit.
11. Each owner will maintain, replace, and repair, at his expense, all portions of his unit except the portions to be maintained by the Association.
12. Owners and tenants shall be held responsible for the actions of their family, guests, invitees or licensees.
13. No advertisement, sign or poster of any kind shall be displayed to the public view on or from any unit or the Common Area.
14. Painting, decorating, or changing any portion of the exterior is prohibited without approval from the Board of Directors.
15. A separate set of Rules and Regulations is provided at the pool and tennis courts and must be followed closely by both Owners and Tenants.
16. Promptly report to the Association (Northern Woods Property Management, Agent) any defect or need for repairs. Call the office at 603/356-3536.

***** PLEASE NOTE: MUST BE POSTED IN ALL UNITS *****
***** MUST BE GIVEN TO ALL RENTAL AGENTS *****