



**SELECTIVE
PROPERTY
MANAGEMENT, INC.**

P. O. Box 299 Greenville, RI 02828-0299

(401) 231-8588

July 10, 2003

Dear Northface Unit Owners:

Although it has been done a number of times in the past, attached is a condensed version of the Northface Resort Condominium Association rules and regulations as listed in the Association's condominium documents. For the complete rules, it is strongly suggested that you refer to pages in the condo docs for Northface Resort Condominium Association.

Some of these rules are also posted on signs located on the stairways of each building and at the pool. Therefore, no one will be allowed to plead ignorance (renters included).

At their recent meeting, the Executive Board of the Association voted to once again send these rules to every unit owner as many of the rules are being violated quite frequently. It is felt that unit owners are not screening or informing their renters and guests properly. Some of the most flagrant violations are renters having pets; dogs not being leashed and allowed to roam freely; disregard of the Association's property; noise after quiet hours; birdfeeders; air conditioners; and pool rule violations.

The unit owners responsible for recent violations have been notified of the violations and have been fined accordingly.

The Board has also re-confirmed the fine structure established in 2001 as:

1 st Offense	\$25.00 Fine
2 nd Offense	\$50.00 Fine
3 rd Offense	\$75.00 Fine
4 th Offense or more	\$100.00 Fine per each occurrence

They have also adopted a policy that because rules are posted and made available so frequently to owners with requests that owners give a copy of the rules to their renters, that no further warnings will be issued. Fines per the established structure will automatically be assessed and remain on the unit owners account until satisfied.

To avoid any costs to you, it is advised that compliance with the above be received from you as the unit owner and your guests and renters.

Sincerely,

Karen A. Bellucci
Managing Agent
Northface Resort Condominium Association

KAB/jb
Enc.

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

RESPONSIBILITIES OF THE UNIT OWNER AND GUESTS

1. All rubbish, refuse, or garbage must be put into the appropriate receptacles (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 Areas. No advertisements, signs, posters, of any kind shall be displayed to the public view on or from any unit or the Common Areas.
3. Firewood storage is limited to 1/5 cord on the front deck and 1/5 cord on the rear 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 cans marked **FIREPLACE ASHES ONLY** located near the dumpsters.
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 2 parking spaces. ***Parking is prohibited in front of the stairways.*** Vehicle owners are expected to move their vehicles during snow removal operations to allow the entire parking area to be cleared. If a vehicle is not moved to a cleared area, it will be plowed in. It will then be the responsibility of the vehicle owner to shovel the space properly. Unit owners should have a shovel available in the unit. ***Please do not leave the area unshovelled and take a clear space...available parking is scarce!***
8. **PETS** - Only owners are allowed to have a pet (cat or dog), which must be leashed at all times when outside of a unit. Pet owners are to clean up after their pets. ***Tenants/guests are not allowed to have pets.***
9. No use or practice shall be permitted on the condominium property that is a source of annoyance to residents.
10. No one shall place or cause to be placed any furniture, BICYCLES, packages or objects of any kind in the stairways, walkways, driveways, parking areas, or other common areas.
11. **NO BARBECUING of any kind is allowed on the porches or near the buildings, only on the lawn areas.**
12. Owners and tenants will be held responsible for the actions of their family, guests, invitees, or licensees.
13. Painting, decorating, or changing any portion of the exterior is prohibited without written approval of the Executive Board.
14. Air conditioners are allowed only in the kitchen window.
15. A separate set of Rules and Regulations is provided at the pool and tennis courts and must be followed closely by everyone.
16. Use of the front steps (pool side of buildings) is ***prohibited*** for any purpose other than as a fire escape route.
17. Promptly report any need for repairs to in common areas to **Selective Property Management at 1-800-498-1181.**
18. Other local numbers are: **POLICE 356-5715 FIRE 356-5327 for EMERGENCIES Dial 911**

****PLEASE POST IN ALL UNITS - RENTAL AGENTS MUST HAVE A COPY TO GIVE TO RENTERS****