

NORTHFACE RESORT, A CONDOMINIUM AT DODLAND HILLS
North Conway, New Hampshire
C/o Selective Property Management, Inc.
P.O. Box 299, Greenville, Rhode Island 02828-0299
(401) 231-8588

November 9, 2005

Dear Northface Unit Owner:

Attached is a copy of the inspection report from Safety Sweep regarding the chimneys and stovepipes in all units at the Northface Resort Condominium Association.

On Tuesday, November 8, 2005, Karen Bellucci of Selective Property Management (SPM) was notified by the North Conway Fire Department that there are 10 units that CANNOT USE the woodstoves at all due to cracks in the flue liners or problems with brick or clearance. These units are:

22, 23, 25, 27, 30, 31, 35, 39, 43, and 44

Burning in these stoves must cease immediately.

On the report from Safety Sweep are a number of other units where problems with the stovepipes are listed. These issues are not as severe in nature, so the Fire Department is going to allow the use of the stoves on a limited basis. These issues will also need to be addressed; but the priority, right now, is the cracked flue liners.

Representatives of the North Conway Fire Department will be meeting with Safety Sweep, hopefully, the week of 11/14, to ascertain if additional issues also need addressing. Once these inspections are complete, the Northface Executive Board can commence soliciting quotes for all the repairs needed. Hopefully, a "group rate" for the stovepipe issues will be available.

Because the flue liners are a common element, and because the loss of use of the woodstoves impacts these unit owners financially due to the loss of an alternative to electric heat, these will be the first issues addressed and at the Association's expense.


Although the stovepipe in a unit is a unit owner's responsibility, the Fire Department is strongly suggesting that the Association address the stovepipe issues all at once. Therefore, to insure all issues with the stovepipes are resolved properly and expediently, the Association will organize the work necessary. However, the owner(s) of the unit will be responsible for the cost of any repairs required. These costs will appear on the responsible owner's monthly invoice following the work being done. Prompt remuneration will be expected.

Not addressing these issues and mandates could not only result in citations from the Fire Department; but it could result in the loss of insurance coverage on the buildings. If you are the owner of a unit listed above, or one that is subsequently notified not to use the stove, your compliance with the mandate is required. Otherwise, should the Association be cited or fined, these fines will be passed onto the owner involved.

Sincerely,

Executive Board
Northface Resort Condominiums

EB-NFRCA/hc

SUZ
- YOU WILL BE GETTING A CHARGE OF \$45
FOR INSPECTION OF OUR FIREPLACE
- I KNOW YOU DIDN'T LIKE ME SPENDING
THE MONEY FOR THE FLUE BRUSH
KIT, BUT MY YEARLY CLEANING SAVED
US MORE THAN THE KIT EACH
YEAR (SEE REPORT - WE SAVED \$30
AS NO CLEANING REQUIRED).


SAFETY SWEEP

356-2484

P.O. Box 2249
Conway, NH 03818
603-356-2155

Customer S.L.M.
Mailing Address P.O. Box 299
City GREENVILLE State R.I. Zip 02828
Phone _____
Date 9-15-05
Condo NORTH FACE Condo's

Service Report

Unit #	Fireplace	Woodstove	Insert	Gas	Swept	Inspected	Comments	Amount
1		✓			✓	✓		75-
2		✓				✓	(CDW OLD STOVE) STOVEPIPE SHOULD FIT BETTER INTO THIMBLE	45-
3							NO STOVE	
4		✓				✓	(GARRISON STOVE) STOVEPIPE SHOULD FIT BETTER INTO THIMBLE.	45-
5						✓	(HARMAN PELLET STOVE) DID NOT TAKE PIPE OFF (EXTRA CHARGE)	45-
6					✓	✓	(JOTUL STOVE)	75-
7		✓				✓	(SCANDIA STOVE)	45-
8		✓				✓	(RESOLUTE 2 DOOR STOVE) STOVEPIPE SHOULD FIT BETTER INTO THIMBLE	45-
9		✓				✓	(SHEFFIELD STOVE)	45-
10		✓				✓	(MEREDITH STOVE)	45-
11		✓				✓	(RUSSO STOVE)	45-
12		✓				✓	(MEREDITH)	45-
13		✓				✓	(MEREDITH STOVE)	45-
14		✓				✓	(LOPI STOVE)	45-
15		✓				✓	(MEREDITH STOVE)	45-
16		✓				✓	(CDW OLD STOVE)	45-
17		✓				✓	(JOTUL CASTINE STOVE)	45-
18							KEY DID NOT WORK	
19		✓				✓	(SCANDIA STOVE)	45-
20		✓				✓	(CDW STOVE)	45-
21							NO STOVE	
22		✓			✓	✓	(JOTUL #3 STOVE) CRACK IN THE SUPERFLUE LINER	75-
23		✓			✓	✓	(VIGILANT STOVE) " " " " "	75-
24		✓				✓	(AVALON STOVE) PIPE SHOULD BE RE-INSTALLED	45-
25	✓					✓	(FREE STANDING FIREPLACE) " " " "	45-
26		✓			✓	✓	(JOTUL #3 STOVE)	75-

TOTAL 1185.⁰⁰

Note: This sheet is a result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as a certification of fire worthiness or safety. Since conditions of use are beyond our control, we make no warranty of safety or function of any appliance and none is to be implied.

PAYMENT DUE UPON RECEIPT
Finance Charge: 1½% per month on unpaid balances.
There will be a \$30.00 charge for returned checks.

pd 9/20/05
NF# 1453

Thank You!

SAFETY SWEEP

P.O. Box 2249
 Conway, NH 03818
 603-356-2155

Customer S.L.M.
 Mailing Address P.O. Box 299
 City GREENVILLE State R.I. Zip 02828
 Phone _____
 Date 9-15-05
 Condo NORTH FACE CONDO'S

Service Report

Unit #	Fireplace	Woodstove	Insert	Gas	Swept	Inspected	Comments	Amount
27		✓			✓	✓	(TOTUL #8 STOVE) PIPE NEEDS TO BE RE-INSTALLED	75-
28	✓						(FREESTANDING) COULD NOT GET TO FIREPLACE, TOO MUCH FURNITURE IN THE WAY	
29		✓				✓	(ENCORE STOVE)	45-
30		✓			✓	✓	(MEREDITH STOVE) PIPE NEEDS TO BE RE-INSTALLED	75-
31		✓			✓	✓	(CDW OLD STYLE STOVE) STOVEPIPE SHOULD FIT BETTER INTO THIMBLE	75-
32		✓			✓	✓	(CDW OLD STOVE) " " " " " "	45-
33							NO STOVE	
34		✓			✓	✓	(RUSSO STOVE)	75-
35		✓				✓	(MEREDITH STOVE) CRACK IN LINER	45-
36		✓			✓	✓	(RESOLUTE 2-DOOR) STOVE INSTALLED TOO CLOSE TO THE WALL, PIPE NEEDS TO BE RE-INSTALLED.	75-
37							NO STOVE	
38		✓				✓	(TOTUL FIRELIGHT STOVE)	45-
39							NO STOVE	
40		✓			✓	✓	(LOPI STOVE) STOVEPIPE SHOULD FIT BETTER IN THE THIMBLE	75-
41							DID NOT USE	
42							DID NOT USE	
43	✓				✓	✓	SHOULD REPAIR BRICKS OR REPLACE	75-
44	✓				✓	✓	" " " " " "	75-
								780. ⁰⁰
								1185. ⁰⁰

TOTAL 1965.⁰⁰

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