

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

North Conway, New Hampshire

C/o Selective Property Management, Inc.

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April 18, 2005

Dear Northface Resort Condominium Owner:

In preparation for the upcoming painting project, the sub-Committee, appointed by the Northface Board at the March 2005 special owners meeting, selected their recommendations for a color scheme for the exteriors of Buildings 1-4. To assist them with their recommendations, a phone poll of some of the unit owners was taken. The Committee notified the Board and management of their recommendations on Friday, April 15th.

As you will recall, at the owners meeting in November 2004, discussion ensued on the color of the buildings. Much was said against the original color of the buildings (dark rusty brown) stating it made the buildings look like barracks or projects; much was also said against the current color of the building stating the color was too light, even without the fading and bleaching out that has occurred since the light color was applied seven years ago. As a result, it was the general consensus at the meeting to paint the buildings in 2005 and to keep them in the lighter tones, but perhaps a few shades darker.

The colors recommended by the Painting Committee (Option 1) for the body of the buildings and the steps and deck flooring are in the darker tones -- Wilderness Grey for the body of the buildings; Maritime white for all trim boards, window and door casings, railings and spindles; Sikken's Rubbol Maple for the deck floorboards and steps; and Lafayette Green for the entrance doors.

To conform with what was expressed at the November 2004 meeting, a second option has been developed. This second option is considerably deeper than the shade used in 1998 but much lighter than Option 1. The colors in Option 2 are: Briarwood for the body of the buildings; Revere Pewter for all the trim boards, window and door casings, railings and spindles; Sikken's Rubbol Taupe for the deck floorboards and steps; and Chrome Green for the entrance doors.

Attached are "previews" of buildings utilizing both color schemes. Please note that the exact paint shades may vary slightly from the color in these computer generated previews. For further information, you can go to www.BenjaminMoore.com.

Contact was also made with the painting contractor for advice. To insure the correct advice was given, the painting contractor consulted with an interior designer at the place he purchases his supplies. The feedback from the designer was that both color combinations would work as to coordination of colors and give a "New Hampshire feel to the buildings". However, to reduce the barracks style look if the darker color on the body of the buildings is used, the lighter shades must be used on the trim, railings, and spindles.

Can you please review both options and select your choice and return it in the enclosed, self-addressed, stamped envelope ASAP. (It must be received no later than Saturday, April 29, 2005.) The Board will then tally the replies and notify the painting contractor of the colors to be ordered. Your prompt attention and input are very much appreciated.

Sincerely,
Executive Board
Northface Resort Condominium Association

EB-NFRCA/hc
Enc.

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Option 1

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Option 2