

NORTHFACE CONDOMINIUM ASSOCIATION

C/o Selective Property Management
P.O. Box 299, Greenville RI 02828
(401) 231-8588

March 13, 2006

Dear Northface Condominium Unit Owners:

With Spring quickly approaching, it was felt that a number of reminders/updates needed to be sent:

Reminders

1. Only **Unit Owners** can have a dog on the premises; and those dogs must always be on a leash when not in the unit. Dogs should be registered with management as well.
2. There are a number of items not in the storage bins assigned to each unit (i.e., lawn chairs, bedding, skis, boxes etc.) These items are in the common areas of Building 3 and 4. If they are not stored properly by **April 15, 2005**, they will be removed and discarded without further notice.
3. Per a rule passed by the Northface ownership at the November 2005 annual owners meeting, only a **small** Welcome plaque and small seasonal wreath can be affixed next to the door to a unit. Hanging plants, birdfeeders, holiday flags, etc are prohibited.
4. If the batteries in your smoke detectors weren't changed last Fall, please - change them this Spring.
5. As part of Spring cleaning, you should inspect the washing machine hoses. If they appear dry or have the slightest "bubble" in them, you must change them as soon as possible. The steel "flex" type hoses are strongly suggested as replacements.
6. At this time, you should also check the information on your water heater. If the water heater is nearing 10 years old or more, you should consider replacing it this year.
7. There are a number of units for sale. These owners are wished much luck in - their future endeavors and they are reminded that they should contact management, "SPM", to receive the proper paperwork needed to sell their unit. The information needed to prepare this paperwork is the name(s) of buyer(s); mailing address/telephone number of buyer(s); date of closing; mortgage information, including address; and name, address, telephone number and fax number of closing attorney. With the above mentioned information, management can process the necessary "resale" package to expedite the closing.

8. All monthly fees/special assessment payments are due on the 1st of every month. A grace period of 10 days is allowed; however, payments received after the 10th are automatically assessed a late charge of \$25 for each account.
9. All payments to the Association should be made payable to Northface Resort Condominium Association (NFRCA) and sent to P.O. Box 299, Greenville, RI 02828-0299 no later than the 5th or 6th of each month to ensure receipt by the 10th to avoid late charges.

Updates

- a. At a recent meeting, The North Face Resort Board approved a contract for Cameron Builders to replace the roofs on Building 3 and 4. The materials are to be ordered/delivered in the next few weeks and work will commence on Building 4 in May 2006.
- b. Once a decision is made on a landscaping firm, which will be by April 1, 2006, a Spring cleanup of the grounds will commence. Thereafter, a block retaining wall needs to be built adjacent to the Unit 4 front side of Building 1 and the garden timber/mulch replacement project can begin.
- c. Other areas of concern to be addressed this year are: correcting the problems in Unit 32; caused by the settlement of Building 3 and the roof truss shifting; to investigate the siding issue on the Stratford Building; and to make repairs to the pool with the slipping pool liner and hole at the pool steps.
- d. Cooperation regarding the 2006 special assessment is very good. There are only 3 unit owners who have not paid anything on the special assessment. If these three accounts are not at least brought current by April 1, 2006, the Association will be seeking to have liens placed on these units with legal fees for collection being the responsibility of the unit owner. It should be understood the because of the major, costly projects facing the Association this year, it is imperative that the special assessment funds be collected as scheduled. As an example, had the Association had the funds last Fall to purchase the roofing materials, the cost of materials would have been about \$30,000. With the costs of building materials rising weekly, the materials are now costing almost \$10,000 more.

Everyone's continued cooperation and understanding with all of the afore-mentioned is certainly appreciated.

A Happy Spring Season to Everyone!

Sincerely,

Executive Board
Northface Condominium Association

ExBd-NFCA/cb

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

Rules and Regulations

(Revised 11-12-05)

Owners and Renters must abide by the following rules of the Association and these rules will be strictly enforced!

1. **No parking is allowed in the walkways leading to the doorways.** This is a fire lane. Loading and unloading of vehicles is permitted for a short time only. There is no parking in front of dumpsters.
2. **QUIET HOURS** are from 10 p.m. to 8 a.m. Consideration for neighbors should be given at all times. Children should not be allowed to run in the units or on the porches.
3. No towels, bathing suits, laundry, rugs, etc. are to be draped over railings or out-of windows.
4. No trash, motorcycles, bikes, etc. are to be left near doorways. Trash is to be disposed in the dumpsters provided. Boxes must be broken down.
5. **NO BARBECUING** is allowed on porches or near the buildings, only on the lawn areas.
6. The rules of the pool and tennis court are posted in those areas and should be abided by owners and renters alike. No glass items are allowed at the pool. Children under 14 must be accompanied by an adult.
7. To avoid freezeups in pipes, thermostats should be set so that the temperature in the unit does not go below 55 degrees from November 1 to April 1.
8. 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, it will be plowed in. The vehicle owner will then be responsible for shovelling the space out properly. (Unit owners should have a shovel available in the unit.)
9. The **POOLSIDE STAIRS** on the buildings are for **EMERGENCY USE ONLY.** Please enter and leave the upper units by the parking area side of the unit only, even to go to the pool.
10. Please dispose of cigarette butts and trash properly. Do not throw butts and other debris around the pool or over the porch railings.
11. **RENTERS AND VISITORS OF UNITS ARE NOT ALLOWED TO HAVE PETS** at the complex at any time or for any reason. Unit owners will be fined @ \$100 per occurrence. Unit owners with dogs must adhere to the pet rules or also incur fines of \$100 per occurrence.
12. Nothing can be affixed to the building, with the exception of a seasonal/holiday wreath and welcome plaque. No birdfeeders or hanging plants are allowed. No personal items/décor can be in the common areas. No personal items/décor can be in the limited common areas. Emergency exit can not be impeded.

THANK YOU IN ADVANCE FOR YOUR COOPERATION AND CONSIDERATION OF OTHERS!

-- NORTHFACE RESORT CONDOMINIUMS Board of Directors