

# *NORTHFACE CONDOMINIUM ASSOCIATION*

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

December 20, 2010

Dear Northface Owner:

Below are a few reminders of which every Northface Owner needs to be aware:

- 1.) The monthly fee for all units at the Northface Resort Condominium will be **\$225 per month** per unit effective January 01, 2011.
- 2.) Monthly fee payments are always due on the **1<sup>st</sup>** of **every month**; and are considered late and subject to late charges if not received in the management office by close of business on the 10<sup>th</sup> of a month.
- 3.) All payments to the Association must be made payable to the Northface Resort Condominium Association (NFRCA) or the bank will reject them. If a check is returned to you because it is improperly made out, you could incur late charges if a proper check is not received by the end of the grace period (10<sup>th</sup> of every month), so please note this info in your records to avoid a returned check.
- 4.) Owners are responsible for advising their guests and renters that vehicles **must be cleared off and moved** as a snow storm is abating so a proper cleaning of the parking areas can be done. **If a vehicle is not moved, the vehicle will be plowed in; and the vehicle owner will have to shovel it out, being careful not to put the snow on already cleared areas.** Unit owners are subject to fines and vehicles are subject to being towed, if total compliance is not received. It is not the responsibility of other owners, management, or the snow removal firm to remind vehicle owners of their obligations. Owners should also advise their guests and renters to use caution when going down the driveway between Buildings 3 and 4 because this driveway has a tendency to have "black ice" conditions.
- 5.) Owners are reminded that the heat in a unit must be kept at a minimum of 55 degrees during the Winter months per the Association's condo docs. Non-compliance could cause the pipes in a unit to freeze and burst. The unit owner is then totally responsible for any and all damage caused by burst pipes.

We hope everyone has a very Happy Holiday season and the very best is wished to you for 2011!!!

Sincerely,

Karen A. Bellucci  
Managing Agent  
Northface Resort Condominium Association

KAB/jh