

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

C/o Selective Property Management
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Telephone (401) 231-8588 Email – seprma@verizon.net

December 18, 2017

Dear Northface Resort Unit Owner:

In 2015, the following ***WINTER PARKING POLICY*** for the Northface Resort Condominium Association was implemented. This policy is still in effect and is being reiterated below:

This policy was developed by the Executive Board of the Association due to the erratic parking practices that occur during the Winter months and to assist in identifying vehicles that do not cooperate during snow removal procedures during and following snowstorms. The lack of cooperation in the past Winter months has been very burdensome for snow removal and must be curtailed.

This vehicle parking policy will be effective for ALL Northface Resort parking areas inclusive of the parking area at the Stratford Building; and it will be effective beginning December 1st of each year through April 15th of each year.

ALL vehicles (owners, guests, AND renters) will have to have a numbered parking tag displayed at the front windshield of the vehicle in order to be parked on the Northface premises during the aforementioned time periods.

If a parking tag is not visible in a vehicle during these time periods, the vehicle owner is subject to fines and/or having their vehicle towed from the premises at the vehicle owner's expense.

Every unit of the Northface Resort Condominiums was issued three (3) numbered parking tags originally that were to remain with the unit, should the unit be sold. It is suggested that unit owners keep a tag in the vehicle(s) they use while at Northface Resort; and keep the additional 2 parking tag(s) inside the unit for use by their guests and renters.

A list of the numbered parking tags issued will be maintained by management; and provided to the Board members and to Steve Richardson, as the on-site maintenance and snow removal person.

Should a vehicle owner not be cooperating with the parking tag program, every effort will be made to identify the unit to which the uncooperative vehicle owner belongs, so the unit owner responsible can be notified of the violation and impending fine/vehicle towing.

The same process will hold true for vehicles that are not moved during the snow removal efforts, regardless of the reasoning for not moving the vehicle.

A schedule of fines for violation of this policy is as follows:

Penalties for not having Parking Tag displayed at Vehicle Windshield:

Day 1 --- \$25.00 fine per vehicle
Consecutive Day 2 --- \$50.00 fine per vehicle
Consecutive Day 3 -- \$100 fine per vehicle
Consecutive Days Thereafter --- Vehicle will be towed off premises at vehicle owner's expense

Fines for not AUTOMATICALLY MOVING vehicle(s) during EACH snow removal effort

First Offense -- \$50.00 fine per vehicle

Second Offense -- \$100.00 fine per vehicle

Third or More Offenses -- Vehicle(s) will be towed off premises without further notice at vehicle owner's expense

It should be noted that all fines will be assessed against the unit owner responsible; and that there could be multiple fines assessed per day for multiple offenses if there are multiple snow removal efforts in a single day (24 hour period).

In the case of those owners who rent out their units, there is a maximum of 2 vehicles that renters can bring onto the property and these vehicles must have a parking tag. You are responsible for ensuring that all renters in your unit are fully aware of this parking tag policy and the snow removal procedures BEFORE they arrive at the property.

Owners of rental units should also confer with management (seprma@verizon.net) following a renter's checkout and prior to issuing a renter the refund of a security deposit to ensure that there have been no fines assessed against the unit because of the renter's lack of cooperation with the parking and snow removal procedures.

Should a unit owner need to replace lost or missing parking tags going forward, additional parking tags are available at a cost of \$10.00 each from management. The check should be made payable to Northface Resort Condominium Association; and sent to the same address to which the monthly payments are sent.

We thank everyone, in advance, for your understanding of the need for these measures and for your cooperation with these policies going forward.

Sincerely,

Executive Board
Northface Resort Condominiums

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