

Letter to Harborside Owners – Maintenance Resolution

17 January 2006

Reference: Amendment to the Rules and Regulations, Unit Owner Maintenance Resolution, approved 11 January 2006 (as attached).

Dear Harborside Homeowner:

The purpose of this letter is to forward to you an amendment to the Harborside Rules and Regulations, which established a Maintenance Resolution (attached).

As you are aware, the Harborside Trust documents establish the responsibility of all Unit Owners and Residents to maintain and repair their units as defined by the Master Deed. This new Maintenance Resolution identifies specific responsibilities to maintain units in an appropriate condition to eliminate potential occurrence and growth of mold. Additionally, this Resolution establishes the obligation for Unit Owners and Residents to notify the Board of Trustees of any moisture conditions or water intrusion within their units. This establishes a process by which the occurrence of mold growth can be effectively dealt with.

As you may also be aware, our insurance company (as most such companies) no longer insures for mold damage. Therefore, we believe that adherence to this Resolution offers a prudent protection against the possibility of mold damage within your unit and within the common property of the Harborside Trust.

The attached Resolution requires that each Unit Owner and/or Resident follow established procedures to preclude the conditions favorable to mold growth, and that any such adverse conditions be immediately reported in writing to the Harborside Management Company.

We appreciate your cooperation in implementing this amendment to our Rules and Regulations. Given our location in proximity to the ocean and on the lee side of rocky ledge, it is imperative that we all be vigilant as to the conditions that cause mold to occur and grow. We are continuing to improve water drainage in and around the property, but invite any suggestions for improvements from you and all our Harborside neighbors.

Thank you,

The Board of Trustees

Attachment: Amendment to the Rules and Regulations, Unit Owner Maintenance Resolution