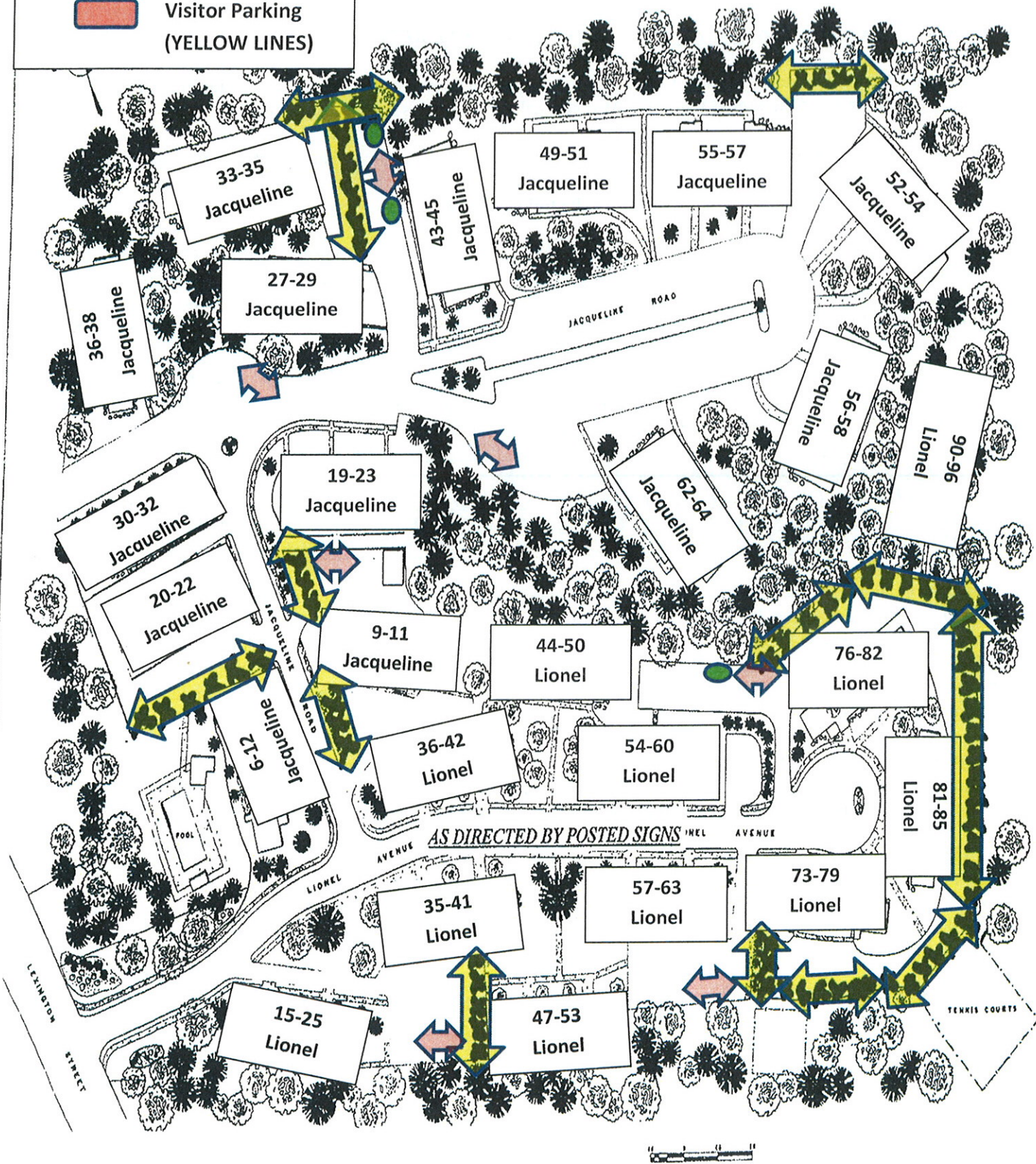


NORTHGATE GARDENS CONDOMINIUMS

-  No parking during snow storm
-  Long term vacation parking
-  Visitor Parking (YELLOW LINES)



AS DIRECTED BY POSTED SIGNS



NORTHGATE GARDENS CONDOMINIUM TRUST

6-D Jacqueline Road Waltham, MA 02452

Telephone (781) 894-8322

To: All Residents

Subject: Snow removal procedure: SAVE THIS FOR FUTURE REFERENCE

Please take the time to read this letter thoroughly, you will then know what to expect this winter in the way of snow clearing operations and the timing thereof. Also you will know what is asked of you to aid in the process.

Before we go into the details of this letter, it is important that you recognize that New England winter storms are not all the same. The peculiarities of each storm will dictate the exact procedure. The following is general information and guidelines for parking that are to be followed in the event of ANY storm.

On the reverse side and on the bulletin board, in the Laundry you will find a map of Northgate Gardens which has hi-lighted areas. These areas must be cleared of vehicles when signs are posted and/or at the beginning of the WINTER STORM WARNING (WSW). This WSW is broadcast over both the radio and TV. You are responsible for knowing when a WSW is in effect or when signs are posted, which is usually between 6am & 8pm

- IT IS IMPORTANT THAT YOU TAKE NOTICE OF THE RESTRICTED (hi-lighted) PARKING AREAS.
- ANY VEHICLE LEFT AT NORTHGATE DURING THIS PERIOD SHOULD BE PARKED IN THE AREAS NOT HI-LIGHTED AND WHICH ARE REGULAR PARKING AREAS.
- IF YOUR VEHICLE WILL NOT BE MOVED FOR FIVE (5) DAYS OR MORE, YOU MUST CALL THE OFFICE FOR SPECIAL PARKING INSTRUCTIONS.
- AT THE REAR OF 76/82 & 81/85 LIONEL VEHICLES ARE EXPECTED TO PARK ALONG THE EDGE OF THE PAVEMENT CLOSEST TO THE BUILDING ONCE SIGNS ARE POSTED AND NOT BEFORE. ONCE SIGNS ARE REMOVED TO THEN MOVE BACK TO THE WOODED SIDE ASAP.

Vehicles remaining in the restricted areas when plowing starts are candidates for TOWING. Vehicles that have not moved for five or more days after any snowstorm are also subject to towing if not in the area designated by the office. The towing will be at the EXPENSE of the vehicle owner. In addition to the towing charge, there will be a FINE imposed to the associated resident and/or owner. THE PURPOSE OF THIS IS TO MAKE THE PLOWING OPERATION GO SMOOTHLY AND QUICKLY. We must have space available in specific locations to push the snow to and to be able to maneuver the truck.

One problematic area is the entrance to the parking lot between Buildings 55/57 and 52/54 Jacqueline Road. The parking is difficult in that area, and when a car is parked near the entrance in an area marked for no parking, it restricts our truck movement and can prevent the trucks from being able to plow.

ROADS/PARKING LOTS: The plowing of streets and access to parking areas will commence when there are two inches of snow on the pavement. The results of this plowing will be to give access to and from the parking areas. **THERE IS NO INTENT DURING THIS PLOWING OPERATION TO CLEAR OUT PARKING SPACES.** Once the snowfall has stopped and the roads are adequately clear, the clearing of parking spaces will commence. At this point in time please be prepared to move your vehicle.

STAIRS/WALKWAYS: If a light to moderate snowfall is predicted, the clearing of stairs and walks will be done at the storm's end. If a large accumulation is predicted or freezing of existing snowfall may occur, clearing will take place during the storm. Our goal is to get the sidewalks and steps clear so there will be no remaining snow to freeze and turn to ice. Stairs and walkways are done on a rotational basis so no one is always first or last.

THE NORTHGATE STAFF THANKS YOU IN ADVANCE FOR YOUR COOPERATION