

From: Jean Fraser
To: Thompson, Jennifer
Date: 2/28/2014 11:39 AM
Subject: Fwd: Fire Dept requirements re Munjoy Heights Plat
Attachments: Approved Sub Plat Munjoy Heights 2.10.14.pdf; Approved SN1 Snow Storage Munjoy Heights.pdf; approved Condo Declaration Munjoy Heights redline 020614 with Jones, Matzen and City changes.pdf

Jennifer

Can you suggest a way that we can get the Condo Docs and Snow Storage Plan recorded and linked to the already recorded plat. The Fire Dept are somewhat concerned that the recording details are not on the Plat and this was required by the conditions (though not in so many words- the reason those notes were added was to address the conditions).

The restrictions that Fire wanted are spelt out in the Condo Docs and on the Snow Storage Plan and not directly on the plat, so that is why its important (if we'd known that these would not be sequentially recorded, the restrictions could have been noted on the plat).

I have not heard from Tom Jewell and appreciate it can wait until the CO, but I am wondering what Legal mechanism might be possible re this. I suppose an amendment plat but is there something simpler?

thanks
Jean

>>> Jean Fraser 2/26/2014 1:26 PM >>>
Tom

On the final plat (copy attached) in notes 26 and 27 there had been an expectation that the Condo Docs and Snow Storage Plan would have been recorded sequentially with the Plat so that the book and page lines would have been filled in on the Plat (both notes) before it was recorded. This was the expectation of the Fire Dept (based on their condition of approval) - and when they received a copy of the recorded plat today they were concerned that this had not been done.

I had forgotten to remind you of this when you picked up the plat for recording so I am partly at fault.

Therefore I attach what I understand are the final agreed Condo Docs (the attached are in redlined form so clean copy needed) and Snow Storage Plan and I suggest that these be recorded (with a copy of the recorded version sent to me) and before they are recorded have them annotated or otherwise link them with the recorded plat and relevant notes on that plat.

Please let me know what action you are able to take to rectify this situation, so I can confirm to the Fire Department.

thank you
Jean