

FRIDRICH, PINSON & ROTHBERG
I N S U R A N C E A G E N C Y

March 17, 2010

To: Unit owners

Your Association maintains a master insurance policy on the entire complex written with a Community Association Insurance (CAU) effective . The policy provides very comprehensive coverage in several areas.

All buildings are covered on a **guaranteed replacement cost basis**, which is a total rebuild feature in case of a large loss. The structure is covered outside and inside the units, Including coatings and wall coverings, floors and ceilings; and permanently installed appliances and fixtures, which was initially installed in accordance with your homeowners association's original plans and specifications or a replacement of like kind and quality of such property. Other areas of coverage in this policy includes liability protection for the association, directors and officers insurance and crime coverage. The deductible under the Master Policy is \$2,500 per occurrence for all perils.

As a unit owner, you should maintain your own Condominium Homeowners Insurance policy, often called an HO-6. This policy will cover your contents, personal liability, valuable articles, and all improvements and betterments. Betterments and improvements would be any upgrades to carpet, floors, interior cabinets, fixtures, etc.

It is also important that under your condo Homeowners Policy that you carry at least \$2,500 of coverage under Coverage "A" or "loss assessment". It is important that you discuss with your agent the type of coverage that you need to coordinate with the Master policy.

Our agency would be pleased to provide you with a coverage proposal or a detailed review of your present coverage for comparison.

We appreciate the opportunity to serve the insurance needs of your condominium association.

James A Rothberg