

Neil-Garing

I N S U R A N C E



December 29, 2010

Re: Lagoon Townhome Condominium Association

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Lagoon Townhome Condominium Association. It has been a pleasant experience working with Michele Regis, your Community Association Manager, and we look forward to servicing the Association's insurance needs for this coming year. We believe we bring the best value to our Association clients and that is a combination of comprehensive coverage at very competitive premiums.

Attached is a certificate of the Association's insurance for your records.

The Association's Master Insurance Policy has been written to comply with the insurance requirements outlined in the Association Declarations.

The Association is to insure the following:

- ⇒ **Common Elements (buildings, structures and common areas)**
- ⇒ **Limited Common Elements (outdoor decks, patios, etc.)**
- ⇒ **Property included in units which were initially installed in accordance with the association's original plans and specification or a replacement of same like kind and quality, excluding fixtures & equipment.**

AN IMPORTANT INSURANCE REMINDER FOR ALL UNIT OWNERS:

Owners are responsible for insurance on the following:

- ⇒ **Fixtures & equipment (such as appliances, hot water heaters)**
- ⇒ **Any improvements & upgrades installed by unit owners**
- ⇒ **Contents – furniture, furnishings and other personal property**
- ⇒ **Loss of rental income**
- ⇒ **Personal Liability**

Please refer to the insurance section of the Association Declarations for further information regarding insurance requirements for both the Association and the individual unit owner.

If you have any questions or need any further clarification please call me or Susan Schmitz, CIC.

Sincerely,
Steve DeRaddo, CIRMS
Commercial Lines Agent

Enclosure
KV