

# Walden Woods Conservancy

Windsor, CT 06095

April 9, 2021

## WALDEN WOODS CONSERVANCY, INC. DUPLEX AND TOWNHOME COUNCILS

### IMPORTANT NOTICE TO UNIT OWNERS CONCERNING INSURANCE COVERAGE

In accordance with the Association's Declaration, Article XXIII, Insurance, Section 22.4 – Association Liability Insurance, item (b) Notice to Unit Owners, the Association hereby gives notice to each Unit Owner within the Duplex and Townhome Councils. As required by the section, Unit Owners are required to obtain individual coverage for repair costs that may be allocated against the Unit Owner's Unit under the provisions of Section 23.2.

Article XXIII, Section 23.2 – Cost, item (b) The cost of repair or replacement in excess of insurance proceeds resulting from a deductible in the property insurance coverage which does not exceed the limits set out in Section 22.4(c), shall be allocated as follows:

- (ii) If the repair or replacement is entirely to a single Unit, the excess shall be assessed against the affected Unit only, under section 19.2(e).

Under these provisions, if your Unit is damaged by fire or other casualty, and the Association is required to repair the Unit under the terms of the Declaration, it may charge a portion of the cost of the repair against your Unit. ***The maximum amount that can be assigned against your Unit is now \$10,000 – the amount of the deductible under the Association's master insurance policy. Please note that this amount was changed effective December 11, 2016.***

As an individual Unit Owner, you can obtain insurance as part of your existing homeowner's policy to cover this deductible amount. In many policies, the coverage that will contribute to such assessment under the insurance provisions is called Dwelling or Building & Alterations coverage, or "Part A" or "Schedule A" coverage. This is not the same as loss assessment coverage, which is also provided in Unit Owners' policies, but serves a different purpose.

In order to be sure that you have all of the coverage that you need, you should take your copy of your condominium documents, and this letter, to your insurance agent or advisor. Ask him or her to review this material to make sure that your individual property insurance policy (Form HO-6) includes all of the coverage necessary.

If you do not have an individual property insurance policy, we urge you to get one at once.

Should you have any questions or concerns regarding this information please do not hesitate to contact the management company at 860-430-6640.

Sincerely,

Walden Woods Conservancy, Inc.