



M E M O R A N D U M

To: Co-owners - Manor Homes of Aldingbrooke Condominium Association
From: Mark F. Makower, Esq.
Re: Insurance Change Information
Date: May 3, 2005

The Revised Condominium Documents should go into effect around the 25th of May 2005. As the approval process draws to a close, one of the biggest questions of Co-owners with respect to the revised Condominium Documents is how much "dwelling" insurance should I carry now that the insurance provisions are changing. Under the new provisions, Co-owners must now assume the primary insurance responsibility for repair/replacement of all windows, skylights, doorwalls, unit entry doors, the utility distribution system after the utility reaches the meter, all drywall for the entire interior of the Unit, including ceilings and perimeter walls, balconies, porches, patios, courtyards and decks, and all interior components of a Unit, including but not limited to appliances, fixtures, cabinets, counters, trim, HVAC systems, ductwork and other interior installations. Basically, the Association remains responsible only for the exterior building shell and remaining Common Elements.

In most cases, updating your personal Unit insurance to cover these items will require an increase in the "dwelling coverage" along with the betterment and improvement portion of your HO-6 policy. Examples of betterments and improvements are: floor covering upgrades, carpet, tile or wood flooring; upgraded cabinetry and countertops in kitchen and baths; finished basements or walkouts etc., (each co-owner's situation relative to betterments and

improvements will be different, and it is the Co-owner's responsibility to make that personal assessment, which is no different than existed previously). Each Co-owner will be impacted differently depending upon whether they were previously appropriately insured, under insured or over insured. Your deductible and eligibility for policy discounts will impact the final premium number. Here, we are only talking about the dwelling portion of your personal insurance, and the other coverages like personal property are not affected, but, probably should be reviewed to insure that your coverage is appropriate. Co-owners should consult with their insurance advisors and other professionals in making final decisions concerning coverage matters.

This information and the new provisions (Article IV of the Amended and Restated Master Deed, and Articles IV and V of the Restated Condominium Bylaws) should be provided to these professionals in order to assist them in making recommendations.



M E M O R A N D U M

To: Co-owners - Manor Homes of Aldingbrooke Condominium Association
From: The Board of Directors
Re: Insurance Coverage and Co-owners Responsibility
Date: May 3, 2010

Periodically the Association evaluates its insurance needs and amends its policy coverage accordingly. In April 2010 the Board of Directors completed such a review of current Association needs. Based on the findings, Association coverage was amended, effective April 28, 2010. **The Board is taking this opportunity to remind co-owners to do the same.**

The Association members amended the Condominium Documents in May of 2005. One of the biggest questions from Co-owners with respect to the revised Condominium Documents is how much "dwelling" insurance should I carry. Under the provisions, Co-owners must assume the primary insurance responsibility for repair/replacement of all windows, skylights, doorwalls, unit entry doors, the utility distribution system after the utility reaches the meter, all drywall for the entire interior of the Unit, including ceilings and perimeter walls, balconies, porches, patios, courtyards and decks, and all interior components of a Unit, including but not limited to appliances, fixtures, cabinets, counters, trim, HVAC systems, ductwork and other interior installations. Basically, the Association remains responsible only for the exterior building shell and remaining Common Elements.

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This information and the provisions (Article IV of the Amended and Restated Master Deed, and Articles IV and V of the Restated Condominium Bylaws) should be provided to these professionals in order to assist them in making recommendations.