

Royal Management Company

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February 19, 2015

IMPORTANT NOTICE

**To: Unit Owners
Canal Place Condominium**

Re: Master Insurance Policy Deductible

Effective March 1, 2015 the deductible on the Master Insurance policy will be increased to \$20,000.00.

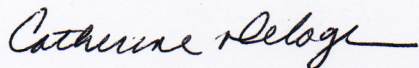
This change has been made to eliminate small loss claims against the Master Policy and thereby avoid cancellation of the policy and to keep the premium in check.

In accordance with the condominium documents the unit owner is solely responsible for all damage to their unit that is less than the Master Policy deductible amount (\$20,000.00).

Please immediately contact your insurance agent and increase the "Building" coverage amount on your personal Homeowner's Policy to \$20,000.00 to make sure that you have enough insurance to cover the Master Policy deductible in the event of a loss involving your unit.

Enclosed is a letter from the Master Insurance agent explaining the policy coverage. Please provide this information to your personal insurance agent to verify you have proper coverage on your homeowner's policy.

Very truly yours,



Catherine Deloge, CMCA, AMS

Enclosure



condominium solutions

299 Ballardvale Street
Wilmington, MA 01887
Office 800-370-0642
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HUB International New England, LLC

A World of Protection Right Next Door

www.hubinternational.com

February 19, 2015

Dear Unit Owner,

Greetings from HUB International Insurance Services! We are pleased continue as the Insurance Agency representing the Master Insurance Policy for the *Canal Place Condo Trust*.

In an effort to assist you, as a unit owner at the Association, we have put together a brief summary of what is covered under the Master Insurance Policy. We hope you will use this letter as a guide when purchasing your own unit owners insurance policy.

What is covered?

The Master Insurance policy is written on a "Special Form", which includes coverage for: fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, theft, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden rapid water escape or overflow from plumbing or appliances, frozen pipes, convector units, and mechanical breakdown of commonly owned equipment etc.

What is not covered?

The Master Insurance policy will not cover wear and tear, deterioration, mold, damage by insects or animals, settling or cracking of foundations, walls, basements, roofs etc. There is no coverage for damage caused by repeated leaking or seeping from appliances or plumbing including from around shower, bathtub, toilet and sink. These events are properly classified as maintenance items.

What items are insured under the policy?

The policy insures all the buildings of the association for their full replacement cost. This includes fixtures and building service equipment, heating & air conditioning services, all bathroom fixtures, lighting fixtures, ceiling surfaces and tiles, and all interior partitions and, additions and alterations within Units.

What happens if I make upgrades to my unit?

Pursuant to the Declaration of Trust Section 5.5 (F) ; Each unit owner shall promptly notify the Trustees of all improvement made by him to his Unit, the insurance replacement cost of which exceeds One Thousand Dollars (\$1000.00), and such Unit Owner shall pay to the Trustees, in the Trustees' discretion, as an additional to his share of the Common Expenses of the Condominium otherwise payable to such Owner any increase in insurance premium incurred by this Trust which results form such improvement.

What is the Master Policy's deductible?

The goal is to prevent small losses from being filed as insurance claims. The Master Insurance Company has provided the following deductible to serve as a "risk management" tool to help reduce the cost of insurance for the Association.

\$20,000 per occurrence deductible
\$20,000 per unit ice dam deductible

This will spread the risk for losses to you and your Homeowners Insurance Company as well as the Association's Master Policy. For example, a kitchen fire causing damage to your unit, your HO-6 policy could be required to pay for the damage up to the \$20,000 deductible on the Master Policy.

Your Insurance:

Unit owners shall carry insurance for their own benefit insuring their furniture, furnishings and other personal property located within their Units or its appurtenances, and for such as is not covered by the Condominium master policies – **particularly any deductible – and that they ensure that the existence and application of the deductible on the Condominium master policy shall be treated as if there was no insurance coverage for the purposes of the application of any so-called other insurance clause on the Unit Owner's individual policy.**

Your individual policy should be endorsed to include special coverage for your unit (this endorsement is commonly referred to as an HO 17 32 Special Coverage A endorsement). You should confirm that your Coverage A limit on your HO-6 Unit Owner policy is equal to at least: \$20,000 to cover the master policy's deductible.

Confirm with your agent or company that they pay your portion of the Master Policy Deductible.

We recommend that you share this letter with your personal insurance agent to confirm that your unit owner (HO6) policy contains the appropriate coverage.

What do I do if my Agent can not provide me with the correct HO-6 coverage?

Give HUB a call! We are happy to help you get the coverage you need for your unit. We work with a large number of insurance carriers who specialize in unit owner's HO-6 policies and we will make sure your personal coverage dovetails the Master Policy so there will be no gaps in coverage. You can call us at 800-370-0642.

Who do I call if I have a claim?

If your unit is involved in a claim you should first call the Association's Property Manager or a member of the Board of Directors. The Property Manager or Board Members will then, if necessary, open up a claim under the Master Insurance Policy.

How do I request a Certificate of Insurance for my Mortgage Company?

There are now two ways to request a Certificate of Insurance:

Fax: 866-475-7959

e-mail: condocerts@hubinternational.com

Please make sure you provide your name, the address to your unit including unit number, your lenders name and address, a loan number, and a return fax number or e-mail address. Please be aware there is a 24 to 48 hour turn around time for all certificate requests.

Questions or Quotes:

Give us a call at: 800-370-0642 to speak with Jamie E. Trussell

HUB International thanks you for your business and we are committed to providing you and your community with prompt, personal and professional service.

Sincerely,

Dan & Jamie

Daniel Ippolito
Producer

Jamie E. Trussell
Vice President

This is a coverage summary for your convenience, not a legal contract. It is provided to facilitate your understanding of the insurance programs provided. We strongly urge you to provide this letter to your personal insurance agent for review.