

THE ROYAL CREST COUNTRY CLUB CONDOMINIUM TRUST

To: Royal Crest Unit Owners
From: The Board of Trustees
Date: May 20, 2010
Re: Royal Crest Master Insurance Policy

Enclosed please find a copy of the Insurance Coverage Resolution recently adopted by the Board that is incorporated into the Rules and Regulations of the Condominium. The purpose of this Resolution is to provide clarification and notice that the Condominium's Master Policy Insurance casualty coverage will cover the unit, unit fixtures and all improvements made by the Owner and to provide Owners and the Board with standard operating procedures relating to property insurance claims and repairs in the event of a casualty loss. In addition, the Insurance Coverage Resolution provides that the Owner of the Unit sustaining the damage will be responsible for the Association's Master Policy deductible.

As such, please be advised that the Condominium Master Policy deductible is currently \$10,000.00 for most types of losses. Unit Owners should be aware that in the event of property damage to their Unit or Units, the Trust shall not be responsible for the payment of the deductible but rather said Unit Owner or Unit Owner(s) sustaining the property damage shall be responsible for the Master Policy deductible regardless of the cause of the claim.

Therefore, the Board strongly recommends that each Unit Owner obtain his/her own insurance policies, typically an HO-6 Policy with Coverage A, in satisfactory amounts, and any other insurance deemed necessary by the Unit Owner and his/her agent, to provide coverage for the Condominium's deductible as well as the Unit Owner's furniture, furnishings, household and personal property. If you presently have insurance coverage for your Unit we suggest providing a copy of the newly adopted Insurance Coverage Resolution to your insurance agent so proper coverage can be obtained.