



October 7, 2013

Re: Woodlands South Condominium Association
Insurance Responsibility

Dear Co-owners:

In 2006 you were asked to vote on a proposed Woodlands South Condominium Master Deed and Bylaw change. The amendment obligated co-owners to insure the drywall and subfloor, but not the windows and doors, though co-owners are responsible for maintenance, repair and replacement of the windows and doors.

In 2006 the Association reported that two restoration companies offered replacement cost estimates for the basic interior of cape cod and ranch style units, *which included drywall and subfloor*. That information was provided for your convenience.

Firm Name	Ranch Unit	Cape Cod Unit
2006 Montgomery & Sons, Inc	\$181,822	\$209,140
2006 SunGlo Restoration Services, Inc	\$151,703	\$179,039

PLEASE note that information is for a basic unit with NO UPGRADES or personal improvements or your personal possessions. The above estimates were presented prior to removing the insurance cost of window and door replacements.

A recent evaluation of units by the restoration company Concraft, Inc. offers updated 2013 information to assist you with your insurance decisions.

Firm Name	Ranch Unit	Cape Cod Unit
2013 Concraft, Inc.- Unfinished Basement	\$91,647	\$115,734
Finished basement – add per finished square foot cost to above	Add \$43 X fin sq ft	Add \$43 X fin sq ft

Please adjust these figures to your individual needs according to discussions and recommendations of your personal insurance provider.

Additional information can be found in your Condominium Documents, Master Deed Article IV and Bylaw Articles IV and V, and the Fifth Amendment to the Documents.