



Herriman & Associates, Inc.

COMMUNITY ASSOCIATION MANAGERS

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June 6, 2006

Re: Woodlands South Condominium Association
Insurance Responsibility ---- Pending effective date of Amendment

Dear Co-owners:

On April 27, 2006 you were asked to vote on a proposed Woodlands South Condominium Master Deed and Bylaw change that, if passed, would identify interior drywall and subfloor as co-owner insurance responsibility. The amendment was approved by the requisite 2/3rds of the members and is now being sent to mortgage holders who must also approve the change by a 2/3 yes vote. Following lender approval, the amendment will not take effect until it is recorded with the Wayne County Register of Deeds.

When the amendment does take effect, you will be obligated to insure the drywall and subfloor, but not the windows and doors, though you will be responsible for maintenance, repair and replacement of the windows and doors. Until then, we still are asking co-owners to insure the drywall and subfloor since the Association insurance policy does not cover these building components, considering them as part of a unit. In the last Association Newsletter, we 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 is provided below for your convenience.

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

PLEASE note that this information is for a basic unit with NO UPGRADES or personal improvements or your personal possessions. Please adjust these figures to your individual needs according to discussions and recommendations of your personal insurance provider.

AFTER APPROVAL BY THE MORTGAGE COMPANIES, you will receive a copy of the amendment when it is recorded with the Wayne County Register of Deeds. The amendment will be effective at that time. You will then **not have responsibility** for insuring windows and doors. When the new amendment takes effect, we hope to send you a revised reconstruction estimate by the above contractors eliminating the costs for window and door replacement, since the Association will then be insuring those building components.

Sincerely,

Herriman & Associates, Inc.