To Request a certificate of master condominium insurance please visit us online at

http://www.assuredpartners.com/reading

or email

APNE-WTP-WS-Condo@assuredpartners.com

Phone number (781)641-7200

Fax Number (781)646-2410

SHADOWBROOK CONDOMINIUM

1 SHADOWBROOK LANE
MILFORD, MA 01757

TELEPHONE (508) 473-1784
FAX (508) 473-7798

October 10, 2024

Unit Owners
Shadowbrook Condominium Trust
Shadowbrook & Kennedy Lanes
Milford, MA 01757

Dear Unit Owner:
This letter is to provide important information regarding property and liability insurance. A new Master Insurance Policy has been procured through the WT Phelan Agency. Enclosed is a letter from Assured Partners. **(Keep for your records)**

Please be informed that the deductible on the master property insurance for Shadowbrook continues to be **$50,000 per unit.**

Each Unit Owner must therefore have their own real property insurance or self-insure for a minimum amount of at least $50,000. This means that the owner of each unit is responsible for the first $50,000 of the cost to repair a unit whenever the unit is damaged by an insurable cause. We recommend that Unit Owners buy more than the minimum amount. Specifically, we recommend that unit owners consider buying at least $75,000-$100,000 of real property insurance and unit owners are advised to consult with their agents about how much insurance to buy.

Unit Owners should also maintain liability insurance in an amount of at least $300,000 for each unit owned. Liability coverage of $1,000,000 is recommended. Unit Owners should also carry personal property insurance for the replacement value of all personal property contained within each unit and storage area at Shadowbrook.

The master insurance policy will not provide any coverage for the personal property of residents. Unit Owners are also advised to inform their tenants of the need for the tenants to insure their own personal property through a tenant's insurance policy. A tenant's personal property can only be insured by the tenant.

The Trustees and I thank you for your attention to these important matters. Should you have any questions regarding insurance coverage please feel free to call Lee Maranda at (508) 473-1784

Very truly yours,
Thayer & Associates, Inc.
Agents for: Shadowbrook Condominium Trust

Lee Maranda
Property Manager

AssuredPartners

assuredpartners.com

October 6, 2025

TO: Unit owners of Shadowbrook Condominium Trust
RE: Important HO-6 Unit Owner Policy Information

The board and management have placed a policy of Master Insurance effective 10/01/2025 - 10/01/2026. This letter is designed to provide you with contact information to secure certificates of insurance and information on how to coordinate your unit owner coverage with the condominium master insurance policy.

To request a certificate of master condominium insurance please visit us online at
http://www.assuredpartners.com/reading
or email APNE-WTP-WS-Condo@assuredpartners.com

MASTER POLICY DEFINITION OF COVERED PROPERTY:
The Master Insurance Policy is written on an 'ALL IN/WALLS IN' basis following condominium documents. This format essentially amends the definition of covered property to include all common and limited common elements, installed fixtures, interior walls and permanent additions/alterations in units.

MASTER POLICY DEDUCTIBLE:
The Master Policy deductible is $50,000 Per Unit with a per occurrence 5% maximum to meet FHFA requirements. We strongly recommend unit owners consult with their insurance provider to be sure they have adequate coverage for their unit and the Master Policy Deductible on their unit policy, include the HO 17 32 endorsement which broadens the perils insured against from "named perils" to "special perils" and Loss Assessment. Additionally, you may also need to include the HO 17 34 endorsement depending on your carrier. You should discuss this very important issue with your insurance agent or company.

HO 6 INDIVIDUAL UNIT OWNERS POLICY:
It is the sole responsibility of each unit owner to ensure building items required by the condominium by-laws (Coverage A), their own personal effects (Coverage C), additional living expenses (Coverage D) and personal liability (Coverage E) as these are not covered under the master policy. **All unit owners should purchase unit owners or HO-6 Policy**.

There are some important policy exclusions or limitations that should be reviewed when unit owners are analyzing their own personal insurance requirements (i.e. Jewelry, Fine Arts, Business Property, etc.). In many instances these exclusions or limitations can be modified or changed. **Please note coverages and endorsements must be arranged through your personal agent!**

To request a unit owner's quote, call us today at 877-977-1898 or visit us online at:
http://www.assuredpartners.com/reading.

INVESTOR UNITS:
If you rent your unit(s) to other individuals, keep in mind that personal liability coverage and the deductible remain the responsibility of the unit owner, as does any loss of rental income. In addition, we strongly recommend requiring your tenants to purchase an HO-4 tenant policy, a stipulation that can be written into your standard lease.

Feel free to give us a call to discuss coverage for Investor Units, to make sure there are no gaps and/or unforeseen surprises!

This letter provides a general discussion of coverage and is not intended as a substitute for a careful reading of the policies.