

INSURANCE:

It is clearly stated in the BYLAWS that each home owner shall provide coverage for the interior of their TOWNHOME. This is a SPECIAL TYPE OF INSURANCE (HO 6). Any Insurance agent you have should know the type for all townhomes, Condo's is HO6. The home must be put back as it was built in the late 1970's. The example is if you turned your home upside down everything that is attached is your responsibility (EXAMPLE) cabinets, tubs, sinks, toilets etc. Any upgrades like ceiling fans, new upgrades like kitchens, bathrooms, wood flooring etc. is your responsibility to insure!

It is absolutely necessary for each homeowner /or rental property by homeowner to be insured with the HO6. It places everyone at risk if a property is not properly or adequately insured. As of August 20th each homeowner has provided us with the name of their Insurance Co. The Association required: Insurance Co. Name: Agents name and phone number. We are not asking for a copy of the policy! We must be kept informed of any changes in coverage. Any changes contact this office immediately!

LOSS ASSESSMENT MUST BE ADDED TO EVERYONE'S POLICY BEFORE DECEMBER 1ST 2020. IT IS VERY CHEAP ABOUT \$10.00 PER YEAR.

BARBARA LEINBACK WILL BE AVAILABLE TO MEET ONE ON ONE WITH YOU – OR BY PHONE TO EXPLAIN THE LOSS ASSESSMENT COVERAGE!

THE OFFICE PHONE # IS: 972-494-5700. MONDAY- WED. FRIDAY HOURS ARE: 7:30 TO 11:00A.M.

BARBARA WILL SET UP TIMES WITH ANY OF YOU TO MEET AT YOUR CONVENIENCE!

CONTACT AS FOLLOWS FOR RETURNS:

EVERYONE WAS/HAS BEEN VERY COOPERATIVE IN GETTING THE ASSOCIATION NECESSARY INFORMATION!

1. Drop change in mail drop box. 1925 Cobblestone Ln. (Clubhouse) or give it to Barbara when you meet in person.
2. E- mail townnorthvillagehoa@verizon.net . If you meet with Barbara by phone you may mail it back or e-mail the info.
3. Mail: TNVHOA 1925 Cobblestone Ln. Garland TX. 75042.

BYLAW READS AS FOLLOWS: Page 8-of-15 (g) June 9th 2008

Liability and personal property insurance for the Lots/Units and content of TOWNHOME shall be the responsibility of and the expense of each individual HOMEOWNER! Any improvements, alterations or additions to individual property are the sole responsibility of the individual HOMEOWNER.

The Association does not do repairs inside. Home owner must be capable of taking care of repairs.

PLEASE UNDERSTAND IT SHALL BE REQUIRED YOU HAVE COVERAGE ON THE INTERIOR WITH HO6. ONE OTHER REQUIREMENT OF THE ASSOCIATION IS THAT YOU IMMEDIATELY CHECK WITH YOUR AGENT TO BE SURE YOU HAVE WHAT IS CALLED: (LOSS ASSESSMENT INSURANCE) THIS COVERAGE IS VERY- VERY CHEAP. YOU CAN PURCHASE ANY AMOUNT YOU CHOOSE- BUT YOU MUST CARRY THIS ADDITIONAL COVERAGE. You can purchase coverage for as little as \$10.00 per year.

BARBARA LEINBACK WILL BE AVAILABLE AND WOULD LIKE TO SIT DOWN WITH EACH OF YOU ONE ON ONE TO EXPLAIN HOW THIS COVERAGE OF LOSS ASSESSMENT WORKS. Please call the office to set up a time to discuss this. 972-494-5700.

Each year at annual meeting time you will be mailed a copy of this policy/rule and will be required to inform us of any changes. Changes should be reported at time of change.

NAME: (YOU'RE NAME)

ADDRESS: _____

INSURANCE CO NAME: _____

AGENTS NAME: _____

PHONE _____

LOSS ASSESSMENT COVERAGE: _____

IT IS FOR EVERYONE'S PROTECTION YOU HAVE HO6 INSURANCE AND LOSS ASSESSMENT! WE MUST ASK THAT EVERYONE SHOWS PROOF OF THIS BY DECEMBER 1ST 2020. WE DO NOT NEED POLICY INFORMATION. WE MUST KNOW EVERY PERON HAS HO6 INSURANCE AND LOSS ASSESSMENT. YOUR AGENT SHOULD BE ABLE TO EXPLAIN ABOUT THE "LOSS ASSESSMENT "BUT BARBARA LEINBACK IS AVAILABLE TO MEET WITH YOU ONE ON ONE OR BY PHONE.

Each year you will be provided with this form – which if any changes have occurred you must fill out and return! PLEASE NOTIFY THE OFFICE OF ANY CHANGES IMMEDIATELY!

Respectfully,

MGT: OCTOBER 2020 –