

The Council of Unit Owners for  
**WILLOW COVE MANOR CONDOMINIUM**  
c/o Vanguard Management Associates, Inc.  
P. O. Box 39 • Germantown, Maryland 20875  
(301)540-8600

**MEMORANDUM**

TO: Contract Purchasers  
Willow Cove Manor Condominium

FROM: Board of Directors  
Willow Cove Manor Condominium

SUBJECT: Master Insurance Policy Coverage

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This memo will serve as official notice that the Master Insurance Policy for the Willow Cove Manor Condominium **excludes coverage for damages resulting from water**. Therefore, each individual unit owner must obtain their own private insurance coverage for losses resulting from water damage.

Due to a very high number of past water loss claims, the Condominium found that insurance coverage for water losses has not been reasonably available based upon an unreasonably high premium cost and unreasonable policy deductibles. The Condominium sought advice of legal counsel who advised that it was within the business judgement of the Board of Directors for the Condominium to discontinue water damage coverage in order to maintain coverage for other hazards (e.g. fire) since the coverage for water damage was not reasonably available to the Condominium.

You should take steps to inform your private insurance carrier of this condition so you can ensure that you have proper coverage in case of water damage to your property.

Thank you!

RESALE CERTIFICATE

(Use only for Condominium Projects of seven (7) or more units)

The information presented in this document is accurate ONLY as of the date that the document is signed on page 2.

TO: The Council of Unit Owners of
Condominium Project WILLOW COVE MANOR CONDOMINIUM
Condominium Unit Number 19726 Teakwood Circle
Address of Unit: 19726 Teakwood Circle Germantown, MD 20874
Unit Owner(s): Matthew R. Gillingham

(Section 11-135(c) of the Maryland Condominium Act requires that, effective July 1, 1982, the Council of Unit Owners must provide the following information within twenty (20) days after receipt of a request by the unit owner.) The undersigned unit owner(s) of the above-described unit request that you provide this information. A reasonable fee, if any, not to exceed the cost to the Council of Unit Owners for providing this information, is enclosed herewith. If you have your own form for this certificate which complies with the statute, amended on July 1, 1982, then please provide that certificate in lieu of completing this form.

(signature) Unit Owner/Seller (signature) Unit Owner/Seller

Pursuant to Section 11-135(a) of the Maryland Condominium Act, the following Certificate is provided for the benefit of the above-described unit owner and any purchaser(s) thereof, and reflects the herein stated information as of the date indicated below:

- 1. The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit, other than any restraint created by the unit owner, is: NONE.
2. (a) The amount of the monthly common expense assessment is: \$136.00
(b) The amount of any unpaid common expense or special assessment currently due and payable from the selling unit owner is \$0.00 on this account as of the date shown (see statement attached).
3. The amount of any other fees payable by the unit owners to the Council of Unit Owners is: -0-
3.a. A separate payment in the amount of \$45.00 is due to Vanguard Management for file transfer and set-up.
4. Capital expenditures approved by the Council of Unit Owners planned at the time of conveyance (estimated to be six (6) months from date hereof) which are not reflected in the current operating budget disclosed under item 5 hereof are: THERE ARE NO UNBUDGETED CAPITAL EXPENDITURES PLANNED BY THE COUNCIL OF UNIT OWNERS FOR THE SIX (6) MONTHS FROM THE DATE BELOW.
5. Attached hereto is a copy of the most recent regularly prepared balance sheet and income and expense statement of the Condominium.
6. Attached hereto is a copy of the current operating budget of the condominium including details concerning the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund.
7. (a) The following judgements against the condominium remain unpaid and unsatisfied: THERE ARE NO UNSATISFIED JUDGEMENTS AGAINST THE CONDOMINIUM AS OF THE DATE BELOW.
(b) The existence of any pending suits to which the Council of Unit Owners is a party is: FROM TIME TO TIME, THE COUNCIL OF UNIT OWNERS MAY BE INVOLVED IN LITIGATION WITH INDIVIDUAL UNIT OWNERS FOR COLLECTION OF ASSESSMENTS. THE COUNCIL OF UNIT OWNERS HAS NOT BEEN SERVED WITH NOR HAS KNOWLEDGE OF ANY OTHER SUITS AS OF THE DATE BELOW.
8. (a) The following is a general description of any insurance policies provided for the benefit of the unit owners: GENERAL LIABILITY AND BUILDING & ALL-RISK COVERAGES FOR PERSONAL INJURY AND PROPERTY DAMAGE, RESPECTIVELY.
(b) Copies of the policies are available for inspection at: VANGUARD MANAGEMENT ASSOCIATES, INC., 19536 AMARANTH DRIVE, GERMANTOWN, MD 20874, MONDAY-THURSDAY, 9:00 TO 4:30, AND FRIDAY 9:00AM to 12:00NOON.
(c) The terms of the policy prevail over the above general description.

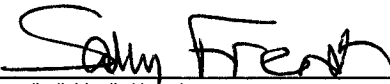
1 The Master Insurance Policy for the Condominium excludes coverage for damages resulting from water. Therefore, each individual unit owner must obtain their own coverage for losses resulting from water damage.

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9. The Council of Unit Owners has no knowledge that any alteration or improvement to the above-described unit or to the limited common elements assigned to the unit violates any provision of the Declaration/Master Deed, Bylaws, Rules or Regulations, except for: THE COUNCIL OF UNIT OWNERS KNOWS OF NO KNOWN VIOLATIONS AT THIS TIME.
10. The Council of Unit Owners has no knowledge of any violation of the health or building codes with respect to the above-described unit, the limited common elements assigned to the unit, or any other portion of the condominium, except for: FROM TIME TO TIME, THERE MAY BE VIOLATIONS OF HEALTH AND BUILDING CODES OF WHICH THE COUNCIL OF UNIT OWNERS HAS NO KNOWLEDGE. AS OF THE DATE BELOW, THE COUNCIL OF UNIT OWNERS HAS NOT BEEN GIVEN NOTICE OF VIOLATION OF ANY HEALTH OR BUILDING CODES BY ANY GOVERNMENTAL OR REGULATORY AGENCY
11. The remaining term of any leasehold estate affecting the condominium and the provisions governing any extension of renewal thereof are: N/A. (check here if no such leasehold exists XX.) (Black's Law Dictionary defines "leasehold" as an estate (interest) in realty held under a lease. The existence of a ground rent on the land would usually indicate that the land itself is a leasehold.)
12. (a) The following is a description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners: THE CONDOMINIUM OWNS AND MAINTAINS THE LIMITED COMMON GROUNDS, PRIMARILY GREENSPACE. A FEE IS PAID, THROUGH THE MONTHLY ASSESSMENT, TO THE CHURCHILL VILLAGE SOUTH HOA FOR THE USE OF SWIMMING POOLS, TENNIS COURTS, TOT LOTS, BIKE PATHS, A COMMUNITY CENTER, PARKING LOTS & COMMON GROUND.
- (b) All of the above recreational or other facilities are part of the common elements except for: THOSE OWNED BY THE CHURCHILL VILLAGE-SOUTH HOMEOWNERS ASSOCIATION.

**THE INFORMATION CONTAINED IN THIS DOCUMENT IS ACCURATE ONLY AS OF THE DATE BELOW.**

The Council of Unit Owners of: WILLOW COVE MANOR CONDOMINIUM

By: , Agent  
(Individual's Name) (Title)

Date: February 21, 2008

**Resident Transaction Report**  
**Willow Cove Manor Condo**  
**Start Date: 01/01/2008**

ASSOC: 11-TEAK Willow Cove Manor  
 C/O Vanguard Management  
 P.O. Box 37286  
 Baltimore, MD 21297-3286

Management Co: Vanguard Management  
 (301) 540-8600

Resident	Type	Date	CC Description	Check No	Amount
9726 02					Beg Balance 0.00
Matthew R Gillingham	Chg	01/01/2008	M1 Monthly Assessment		136.00 136.00
19726 Teakwood Circle	Pay	01/14/2008	Lckbx Pmt 000129 000129		-136.00 0.00
Germantown MD 20874	Chg	02/01/2008	M1 Monthly Assessment		136.00 136.00
	Pay	02/14/2008	Lckbx Pmt 000131 000131		-136.00 0.00
					Res Balance 0.00