

**Subject:** LST Master Insurance Coverage  
**From:** LST Board <lsthoboard@gmail.com>  
**Date:** 11/1/2024, 1:34 PM  
**To:** LST Board <lsthoboard@gmail.com>  
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Hi everyone, we had multiple questions at our last membership meeting regarding the limits of the LST master insurance and the individual homeowners policy. Marc Lewis is our Farmer's Insurance agent and responded to about 14 questions that we proposed.

We are covered for fire, wind damage, and tornado. We are NOT covered for floods or sinkholes.

- We are not in a flood zone and sinkholes are extremely unlikely where we are located on the Plateau. We have opted for no coverage for these events.

For each incident, the LST as a whole would be responsible for \$10,000 deductible in the event of fire. We have a \$50,000 deductible for a tornado, windstorm, or hail event. We have reserves to cover the deductibles.

What IS covered:

- Restoring the building framing and exterior (roof, siding, etc.)
- Drywall, including painting (neutral one color finish)
- Floor covering, which would be a 12" x 12" vinyl composite tile. No carpet.
- Mounted light fixtures (builder's grade - which means the small globe fixtures)
- Cabinets, sinks, vanities (builder's grade only)
- Hot water tank, grinder pumps, drains, plumbing (only in the event of fire, tornado, or wind damage). A leaking water heater is not covered.
- Electrical including outlets for appliances
- The second floor deck on the villa units if they exist at the time of the incident.
- The main level deck for units 1-10, 38-52, 75-84, 93-128
- The back patio for units 11-37, 53 - 74, 85-92, 129-142
- Privacy walls and garbage bin walls

What is NOT covered:

- Appliances (i.e. stove, microwave, dishwasher, refrigerator, washer, dryer)
- Furniture and shelving units and anything hung on the walls
- Clothing and houseware
- Any additions that were built after 1973 - including screened porches, decks, add-ons, crawl space modifications, and docks.
- Temporary housing for affected residents
- Any upgrades to finishes, such bay windows or rear patio windows, rear patio doors beyond a slider, and flooring or ceiling treatments

We asked what would happen in the event of a building fire due to a malfunctioning Zinsco electrical

panel. The incident would be covered, but Farmer's would litigate against Zinsco, and by default, the homeowners insurance policy holder to recover partial damages.

If you are negotiating homeowner's policies, please use this as a reference, but understand that the Board is providing information only with no recommendations.

Please reference the excerpt from the horizontal deed for the LST.

3. That said owner has constructed or has under construction upon the above-described land this Condominium, which shall consist of the following described buildings, apartments, general and limited common elements:

(a). This Condominium shall be comprised of 142 apartments which are contained in 14 apartment clusters, each consisting of a single building, 4 buildings containing 14 apartments, 5 buildings containing 10 apartments, 3 buildings containing 8 apartments, and 2 buildings containing 6 apartments. The apartments in this Condominium shall be of 3 floor plans, which are described and identified by apartment numbers, as follows:

(A) Garden Apartments (one story): Apartment numbers 1, 10, 17, 26, 27, 36, 43, 52, 53, 60, 61, 74, 75, 84, 85, 92, 93, 106, 107, 114, 115, 128, 129, 142, consisting of two bedrooms with closets, two baths, utility, mechanical, and linen closets, living-dining room, kitchen, two closets, fireplace with wood bin, and storage room, containing approximately 1,030 square feet of interior space, adjoined by 144 square feet of either deck or patio with a privacy wall.

(B) Town House (two story): Apartments numbers 3 through 8, 12 through 15, 19 through 24, 29 through 34, 38 through 41, 45 through 50, 55 through 58, 62 through 73, 77 through 82, 87 through 90, 94 through 105, 109 through 112, 116 through 127, and 130 through 141, consisting of two bedrooms with closets, bath, utility, mechanical, and linen closets, living-dining room, kitchen, three closets, and 1/2 bath, containing approximately 1073 square feet, adjoined by 128 square feet of either deck or patio with a privacy wall.

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(C) Villa (two story) : Apartment numbers 2, 9, 11, 16, 18, 25, 28, 35, 37, 42, 44, 51, 54, 59, 76, 83, 86, 91, 108, 113, consisting of two bedrooms with closets, one bath, utility, mechanical and linen closets, living-dining room, kitchen, two closets, storage room, and 1/2 bath, containing approximately 1105 square feet, adjoined by a 96 square feet second floor balcony, and 144 square feet of deck or patio.

(b) Each apartment shall be bounded by the exterior surfaces of the front and back walls, the center of party wall and/or building end walls, and the surfaces of the first floor and highest ceiling.

(c) Appurtenant to each apartment there shall be reserved, as limited common elements for the exclusive use of each respective apartment owner, the following:

(A) Garden and Villa Apartment: An area adjacent to and extending beyond the exterior rear wall of the apartment, a distance of 15 feet and across the width of the apartment, including the top surfaces of the patio or deck; also, the top surfaces of the carport and utility pad adjacent to and extending beyond the front of the apartment.

(B) Town House Apartment: An area adjacent to and extending beyond the exterior rear wall of the apartment a distance of 15 feet and across the width of the apartment, including the top surfaces of the patio or deck; also, the

top surfaces of the utility pad extending beyond and adjacent to the front of the apartment.

(d) The arrangement and location of all apartment clusters and areas occupied by apartments described herein are shown on the plat attached hereto as Exhibit "A". All the remaining area of this Condominium shall be general common elements, except for the limited common elements described in paragraph 3 (c) above, and shall include parking areas, walkways, roadways, exterior lighting and dock area.

4. An exact copy of the plans of the buildings of this Condominium was attached to the original Declaration.

5. The total original value of this Condominium shall be \$2,913,800. The value of Each type of apartment is listed below. Opposite each apartment and the stated value thereof, the percentage of the total value of the Condominium represented by each apartment is stated:

Type Apartments (condominium)		Value	% of Total Value Per unit per type
Garden, lakefront	(14 units)	\$24,500	.8402
Town House, lakefront	(56 units)	\$19,500	.6687
Villa, lakefront	(12 units)	\$22,500	.7716
Garden, lake view	(10units)	\$23,950	.8213
Town House, lake view	(42 units)	\$18,950	.6499
Villa, lake view	(8units)	\$ 21,950	.7527
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Best regards,

LST HOA Board