



To Whom It May Concern,

This letter is provided on behalf of Windhaven Crossing Townhome Owners Association, Inc. to confirm that a special deficiency assessment was levied to all owners in the community in the amount of \$2,653.00 per unit.

The assessment was issued to help fund the repair and restoration of common area elements and building components following storm-related damages. These damages impacted multiple buildings throughout the community. This assessment was issued to cover a shortfall for storm-related repairs and restoration expenses that were not covered or reimbursed by the Association's insurance provider. These expenses span multiple buildings and years and are based on work such as leak remediation, roof and gutter replacements, shingle loss, and other exterior building repairs.

This assessment is associated with a series of storms that affected the community, with damage beginning on March 1, 2023, and concluding on March 4, 2025.

Because the assessment is not tied to any individual unit or claim, the Association is not providing contractor estimates, insurance adjuster reports, or scope of work documentation to individual owners or their personal insurance carriers. All owners were assessed an equal share in accordance with the governing documents, and the total amount reflects unreimbursed costs to the Association for maintaining and repairing common property.

This assessment was duly approved by the Board and issued in compliance with the Association's Declaration of Covenants, Conditions, and Restrictions, which grants the Board the authority to levy such charges when necessary to maintain and restore the common elements.

If you require additional information, please contact the Association's managing agent:

Essex Association Management, L.P.

Managing Agent for Windhaven Crossing Townhome Owners Association, Inc.

www.windhavencrossingtownhomes.com

Sincerely,

Essex Association Management

Managing Agent

On behalf of Windhaven Crossing Townhome Owners Association, Inc.

www.essexhoa.com

(972)428-2030