

LAW OFFICES
LOWENHAUPT & SAWYERS
GALLOWAY PROFESSIONAL PARK
7765 SW 87TH AVENUE
SUITE 201
MIAMI, FLORIDA 33173

Kenneth J. Lowenhaupt, Esq.
Kristine Sawyers, Esq.
Rebecca Spinale, Esq.

Howard Brownstein, Paralegal
Kim Jimenez, Legal Assistant

Telephones (305) 412-5636
Toll Free (800) 232-0558

Facsimile (305) 412-5630
Toll Free (800) 801-8530

HURRICANE ADVISORY

To All Resident Managers:

Please be advised that this office has received many calls concerning the responsibilities of the management companies in the event a hurricane should strike a particular property. In the interest in continuing to provide excellent service to all our landlords, I have prepared this notice of responsibilities.

Once a hurricane warning is issued for a particular area, it is in the interest of the property to remove all objects which are prone to become missiles. Such objects would include deck chairs, pool equipment, small potted plants, unattached benches and tables, and other such items. Secondly, notices should be prepared to be passed out or posted on every resident's door concerning the necessity of moving all objects not fixed to the premises from balcony areas or breezeways. These notices should be passed out when a hurricane watch is issued.

While the property is not liable for acts of God, such as a hurricane, it is liable for any objects which are negligently left about the property which become missiles in hurricane force winds which result in damage or injury. If your complex is located in an evacuation area, the notice to residents referred to above should note the designated shelter to which residents would be asked to report. It should also be noted that in the event the apartment complex is in an evacuation area, that residents should stay tuned to local news channels and would remain on the property at their own risk.

In the event a hurricane does strike your property and cause substantial damage to individual units, your duty as a landlord is to reduce rent based upon degree of inhabitability of the unit in questions.

If you need more information concerning these matters, please feel free to contact this office at anytime. If substantial damage does occur on the property, contact this office rather than signing any contracts with independent adjusters, which shall certainly flock to your property immediately after any disasters such as a hurricane or a fire.

We at the Law Offices of Lowenhaupt & Sawyers stand ready as always to assist our property managers in any way possible.

Sincerely,
LAW OFFICES OF LOWENHAUPT & SAWYERS
Kenneth J. Lowenhaupt, Esq.