

## **Article 8: Insurance**

Section 1: Each Owner is solely responsible for obtaining their own insurance covering any and all improvements on their Lot from the drywall in which includes: (but may not be limited to)

1. Drywall, paint, wallpaper, tile and any materials used as part of the finished surfaces
2. Cabinets and countertops
3. Floor coverings
4. All plumbing fixtures
5. Lighting
6. Appliances
7. Interior doors, closets and trim
8. Interior furnishings and all personal property and improvements
9. Personal liability (unit owners are not covered by the HOA policy for liability arising from the use of the portion of the premises that is reserved for the unit owner's exclusive use or occupancy)

Section 2: The HOA property insurance for damage resulting from fire, wind, earthquake, and covered losses that are included under the HOA special form cause of loss policy form and the HOA is responsible for only providing "studs out coverage" which includes:

1. Roof
2. Foundations, all Framing, including stairs, subfloors, and exterior siding
3. Exterior doors and windows
4. All outlets, lines and ducting of utility service lines including
  - A. Electricity
  - B. Gas
  - C. Hot and Cold Water
  - D. Heating
  - E. Waste Disposal

5. HOA Liability as provided by Commercial General Liability Coverage Form CG2004 with a limit of \$1,000,000 per occurrence, \$2,000,000 annual aggregate.

Section 3: Each owner filing a claim shall be responsible for the deductible on any casualty and public liability insurance coverage for any loss or claim arising from his/her unit.

The final determination of the responsibility for the Association deductible will be the responsibility of the Board of Directors.