

# ***UPA Insurance Brokers, Inc.***

License #0E11822

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## **INSURANCE DISCLOSURE FOR CROWN COLONY HOMEOWNERS ASSOCIATION EFFECTIVE 09/27/09 TO 09/27/10**

**A. PROPERTY INSURANCE:** The master policy includes building coverage written on a 'special form perils' basis. The definition of 'building' may not include everything that is permanently attached to your unit. The CC&R's will govern coverage for interior fixtures. It is recommended that you consult your CC&R's and your personal insurance agent to make sure your HO6 (unit owners policy) includes appropriate coverage based on your CC&R requirements. Building coverage is provided on a replacement cost basis with no-coinsurance penalty. "Special Form" perils do not include all losses and some of the exclusions are: flood, wear and tear, construction defects, damage by insects and vermin, wet and dry rot, and water leaks that have occurred over a period of time, etc.

1. Name of Insurer: Fireman's Fund Insurance Company
2. Property Insurance Limits: \$119,526,000
3. Business Personal Property Limits: \$105,000
4. Property Deductible: \$5,000

**B. GENERAL LIABILITY INSURANCE:** The master policy provides coverage for the Association for 'bodily injury' and 'property damage' liability in the common areas of the association. *NOTE: This liability coverage does not extend to the interiors of the units whether owner or tenant occupied.*

1. Name of Insurer: Fireman's Fund Insurance Company
2. Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate

**C. UMBRELLA INSURANCE:** The umbrella provides additional liability protection for the association.

1. Name of the Insurer: Fireman's Fund Insurance Co
2. Limit of Liability: \$10,000,000

**D. DIRECTORS & OFFICERS LIABILITY INSURANCE:** This is a liability coverage that protects the Directors & Officers from liability claims arising out of alleged errors in judgment, breaches of duty, and wrongful acts related to their homeowners association activities.

1. Name of Insurer: Continental Casualty Co./CNA
2. Limit of Liability: \$5,000,000
3. Retained limit: \$10,000

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**E. FIDELITY BOND:** This is a surety coverage that will reimburse the homeowners association for loss due to the dishonest acts of a covered employee including board members, directors or trustees.

1. Name of Insurer: Continental Casualty Co./CNA
2. Limit: \$1,500,000
3. Deductible: \$10,000

**F. EARTHQUAKE INSURANCE:** None with our agency

**G. FLOOD INSURANCE:** None with our agency

**H. WORKERS COMPENSATION INSURANCE:** None with our agency

**This summary of the association's policies of insurance provides only certain information, as required by subdivisions (e) in section 1365 of the civil code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies, and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the associations policies of insurance may not cover your property, including personal property, or real property improvement to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling . Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agent for appropriate additional coverage.**

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