



(B) 5300 INSURANCE DISCLOSURE SUMMARY

Crown Colony Homeowners Association

Effective: September 27, 2022 – September 27, 2023

- A. **PROPERTY INSURANCE:** The master policy includes building coverage written on a 'special form perils' basis. Building coverage is provided on a replacement cost basis with no-coinsurance penalty. 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. Your personal property and personal liability are NOT covered under the Homeowner's Association Master Policy. An HO-6 (Unit Owners Policy) is required to cover these items. Please consult your personal insurance agent to make sure your HO-6 policy includes appropriate coverage based on the CC&R requirements.
- Name of Insurer: Travelers Property Casualty Company of America
 - Property Insurance Limits: \$191,197,101 Business Personal Property Limits: \$100,000
 - Building Ordinance Coverage A: \$191,197,101 Coverage B & C \$20,000,000 Sublimit
 - Property Deductible: \$25,000
- 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.*
- Name of Insurer: Travelers Property Casualty Company of America
 - Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate
- C. **UMBRELLA INSURANCE:** The umbrella provides additional liability protection for the association.
- Name of the Insurer: Ategrity Insurance Company (Primary \$5M)
 - Name of Insurer: Burlington Insurance Company (Excess \$5M)
 - Total 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 HOA activities.
- Name of Insurer: United States Liability Insurance Group
 - Limit of Liability: \$5,000,000 Retained limit: \$5,000
- 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, and property management.
- Name of Insurer: Continental Casualty Co./CNA
 - Limit: \$3,000,000 Deductible: \$15,000
- F. **FLOOD INSURANCE:**
- Name of Insurer: Philadelphia Indemnity Insurance Company (November 2022 – November 2023)
 - Limit: \$50,000
 - Deductible: \$1,000
- G. **WORKERS COMPENSATION INSURANCE:** (June 30, 2022 – June 30, 2023)
- Name of Insurer: State Compensation Insurance Fund
 - Limit: Statutory

This summary of the association's policies of insurance provides only certain information, as required by subdivision (b) of Section 5300 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 association's policies of insurance may not cover your property, including personal property or, real property improvements 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 broker or agent for appropriate additional coverage.

FOR CERTIFICATE REQUESTS: www.icerts.com or send to: cs@icerts.com or fax (650) 762-0490

700 Airport Blvd., Suite 300, Burlingame CA 94010 Phone: 650.762.0400 Fax: 650.762.0490



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Risk Strategies Company 700 Airport Blvd, Suite 300 Burlingame, CA 94010 (650) 762-0400	CONTACT NAME: Certificate Request Desk	
	PHONE (A/C No. Ext): 650-762-0400	FAX (A/C No.): 650-762-0490
	E-MAIL ADDRESS: certrequest@risk-strategies.com	
	PRODUCER CUSTOMER ID:	
INSURED Crown Colony Homeowners Association; c/o Common Interest Management UNIT OWNER	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Travelers Property & Casualty Co. of America	NAIC # 36161
	INSURER B: Continental Casualty Company	20443
	INSURER C: Great American Alliance Insurance Co	26832
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 24735267 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Property Location: Mandarin Drive, Imperial Way, Half Moon Lane, DALY CITY, CA, 94015
 Mailing Address: c/o Common Interest Management, 379 Imperial Way, Daly City, CA 94015

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
A	<input checked="" type="checkbox"/> PROPERTY	6309467R353	09/27/2022	09/27/2023	BUILDING	\$		
	CAUSES OF LOSS				Agreed Amount Replacement Cost	PERSONAL PROPERTY	\$	
	BASIC					BUILDING	\$	
	BROAD					25,000	BUSINESS INCOME	\$
	<input checked="" type="checkbox"/> SPECIAL					CONTENTS	EXTRA EXPENSE	\$
	EARTHQUAKE					RENTAL VALUE	\$	
	<input checked="" type="checkbox"/> WIND					<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 191,197,101	
	FLOOD					BLANKET PERS PROP	\$	
		BLANKET BLDG & PP	\$					
		<input checked="" type="checkbox"/> Ordinance A	\$ Included					
		<input checked="" type="checkbox"/> Ordinance B and C	\$ 20,000,000					
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER				\$		
						\$		
B	<input checked="" type="checkbox"/> CRIME	0250794623	09/27/2022	09/27/2023	<input checked="" type="checkbox"/> Limit	\$ 3,000,000		
	TYPE OF POLICY	Includes Property Management			<input checked="" type="checkbox"/> Deductible	\$ 15,000		
	Fidelity					\$		
A	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN	6309467R353	09/27/2022	09/27/2023	<input checked="" type="checkbox"/> Equipment Breakdown	\$ Included		
						\$		
A	General Liability	6309467R353	09/27/2022	09/27/2023	<input checked="" type="checkbox"/> Aggregate/Occurrence	\$ 2,000,000/1,000,000		
C	Umbrella	UM30199182	09/27/2022	09/27/2023	<input checked="" type="checkbox"/> Limit - Retention \$0	\$ 10,000,000		

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 920 Units/27 buildings
 Interior unit coverage per CC&Rs on file with the HOA.

CERTIFICATE HOLDER	CANCELLATION
Loan #:	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> <p style="text-align: center;">RSC Insurance Brokerage</p>

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TO LENDER, PROCESSOR, TITLE, MORTGAGE, OR ESCROW COMPANIES:

Risk Strategies Company is the insurance brokerage firm that represents the homeowners association for which you have requested a certificate. The coverage we provide through various insurance carriers applies to the common grounds only. Our insurance coverage does not apply individually to any condominium structures or single family homes located within the communities we insure.

TO PROSPECTIVE UNIT OWNER & CURRENT UNIT OWNER:

The attached certificate shows proof of coverage for the Homeowners Association. It does not provide coverage for your unit or its contents.

FREQUENTLY ASKED QUESTIONS

- **HOW MANY BUILDINGS/UNITS ARE IN THE HOA?**
This information can be found on the certificate.
- **IS THIS HO6 COVERAGE?**
No. This certificate is for commercial coverage for the Homeowners Association. HO6 coverage is personal coverage for the unit owner which has to be obtained by the unit owner.
- **IS THERE 100% REPLACEMENT COST VALUATION?**
No. There is no such thing in commercial insurance policies; that is terminology used only in personal insurance.
- **IS THE INTERIOR COVERED? IS THE COVERAGE WALLS-IN? IS THE COVERAGE STUDS-OUT?**
The extent to which the HOA's coverage extends into the units is dictated by the HOA's CC&Rs. Please contact the HOA's Property Manager in order to obtain a copy of the HOA's CC&Rs in order to determine the extent of coverage.
- **I DON'T SEE THE FIDELITY BOND!**
Crime coverage is synonymous with Fidelity, and is shown on the certificate.
- **DOES THE FIDELITY BOND INCLUDE PROPERTY MANAGERS?**
If it does, this information can be found on the certificate.
- **I DON'T SEE ANY HAZARD COVERAGE!**
You are probably looking for building coverage which can be found on the certificate.
- **CAN THE LENDER BE ADDED AS A MORTGAGEE?**
No. The unit owner and their lender are third parties to the HOA's insurance contract and therefore have no rights to access it.
- **HOW CAN I RECEIVE A COPY OF THE MASTER POLICY OR DEC PAGE?**
Since the unit owner and their lender are third parties to the HOA's insurance contract we cannot provide you with a copy. You will need to contact the Property Manager to see if they will provide you with a copy of the policy.
- **WHAT IS THE POLICY PREMIUM? HOW MUCH OF THE PREMIUM REMAINS TO BE PAID?**
The unit owner and their lender are third parties to the HOA's insurance contract and therefore have no rights to receive this information.
- **IS THERE COVERAGE FOR WIND/HAIL?**
Wind and Hail are not excluded in California and are therefore covered.
- **I DON'T SEE THE BUILDING ORDINANCE COVERAGE!**
This information can be found on the certificate.
- **IS THERE SEPARATION OF INSURED/SEVERABILITY OF INTERESTS?**
Please see the page following the certificate.
- **STATEMENT REGARDING INFLATION GUARD:**
The policy is written replacement cost, agreed amount. Inflation guard is not on the policy because it locks the association into a set percentage every year and that amount may not suffice their current replacement cost. There are years where the current limit is sufficient or there are years where we need to increase the limits anywhere from 5% to 12%. The only way to ensure the association remains in line with current replacement cost is for our office to review those limits every year with the Association for their approval to make adjustments as may need to be made. We utilize an industry wide program called Marshall Swift to determine the current replacement cost, the program takes into account the location of the property, along with the inflating cost of labor and materials..
- **OH NO! I ENTERED INCORRECT/INCOMPLETE INFORMATION ON MY CERTIFICATE!**
Just go back to the website www.iCerts.com and you can fix the information without any additional charge.



SEPARATION OF INSURED/SEVERABILITY OF INTERESTS WORDING

If the insurance company is Everest National Insurance Company or one that belongs to the Travelers, Allstate or Philadelphia groups of insurance companies, the applicable form is CG0001 and the wording is as follows:

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.



If the insurance company belongs to the Hanover group of insurance companies, the applicable form is 391-1003 and the wording is as follows:

4. Separation of Insureds

Except with respect to the Limits of Insurance of **SECTION II - LIABILITY**, and any rights or duties specifically assigned in this coverage part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.