



Operational Policy 10: INSURANCE

Date Adopted by Board: 4-10-18

Related Policies: CCR Article VI

Policy Statement: Claims to the Association's common insurance policy must be made through the Board of Directors and follow established procedures.

Introduction/Background:

Because Lakeshore Village (LSV) townhouse dwelling units are built most often in two-, three-, and four-unit clusters attached to each other by common walls, it is highly probable that an insurable peril causing severe damage to any unit would also extend damage to one or more adjacent units.

Even if it were possible that a major loss, or a total loss, might occur to one unit only, this could still leave an unsightly vacant space in its cluster, and/or exposed and unfinished exterior wall(s) to the adjacent unit(s), should the damaged unit not be promptly rebuilt to its original form.

Due to recognition of this need to expedite the reconstruction of any and all damaged LSV property, in 1984 the Board of Directors obtained, and continues to maintain and administer a common insurance program for the exterior of property in LSV.

Procedures:

Common Insurance

- A. Owners shall be assessed for LSV common insurance 2 times per year.
- B. Decks, patio fences and other things attached directly to the unit shall be covered by common insurance.
- C. Claims to the Association's common insurance policy must be made through the Board of Directors and submitted by management to the insurance company.
- D. Checks for claims will come directly to the Board and then be sent to the Owner.
- E. Deductible information may be obtained from management.

Individual Insurance

- A. Owners must obtain insurance on the interior of their units including accidental damage to the following:
 - a. Heat pump, furnace (or heating unit), heating ducts, water heater

- b. Interior walls and ceilings that separate rooms, including electrical wiring and plumbing if in those walls
 - c. Flooring of all types
 - d. All cabinetry
 - e. All kitchen fixtures and appliances
 - f. Attached lighting and fans
 - g. Bathroom fixtures
 - h. Inside stairs and railings (where appropriate)
- B. Owners and occupants are urged to insure their personal property, additional living expenses and their personal comprehensive liability exposure.