

Pinnacle Homeowners Association

Insurance Coverage and Procedures

The Declaration of Condominium for Pinnacle requires the Association to maintain insurance coverage. Said coverage is to include the common areas, limited common areas and the individual units. Community Association Underwriters is the insurance carrier for Pinnacle HOA. Craig R. Crockett is the agent representing Pinnacle Homeowners Association. The telephone number is 801-272-8468.

To maintain the insurability of the project and enforce the maintenance responsibilities of the individual unit owners, the Association is implementing the following insurance requirements and procedures:

Each unit owner has the responsibility to maintain a homeowner's policy in addition to the coverage provided by the Association. The unit owner is primarily responsible to maintain, repair, replace and insure items that are appurtenant to their unit. Claims for damage from loss caused by fire, water damage or other hazards that; 1)originate within the unit; 2)are caused by accident or negligence of the unit owner, their tenants or guests, or 3)are caused by items that are the unit owner's responsibility to maintain, repair or replace are to be the unit owner's primary responsibility to insure. The unit owner's responsibility for such loss is limited to the first \$20,000 of each loss. This applies to rented or unoccupied units as well. Insurance coverage should include but is not limited to the following:

- 1. PRIMARY COVERAGE. Anything to the contrary notwithstanding, the insurance coverage of a Unit Owner or resident shall be primary for the first \$20,000 of any covered loss and the insurance of the Association shall be secondary for loss that originates within the unit, or is caused by accident or negligence by the unit owner, their renters or guests or caused by items that are the responsibility of the unit owner to maintain, repair and replace. All unit owners shall have a minimum COVERAGE A BUILDING for \$20,000 added to their individual unit owner's policies.**

If a unit owner fails to maintain insurance, unit owner will still be responsible for the first \$20,000 on any claim arising from losses that originate within their unit and/or from items that are their responsibility to repair or replace, including any improvement which is a permanent part of their unit.

In the event a claim is filed on the Association policy involving a unit, it is the unit owner's responsibility to pay the Association deductible. Coverage for the Association deductible could be covered under the unit owner's policy.

- 2. Insurance protection for Personal Property and Personal Liability coverage is the sole responsibility of the unit owner and is commonly obtained by purchasing a Homeowners Form 6 Policy for unit owners.**

**Approved by the Management Committee: This 2nd day of March, 2007.
To take effect on the 2nd day of March, 2007**

Approved by Board Members: Steve Tyler, Jeff Scheiman, Lorrie Daube, Karen Reed