

BAYSHORE SKI & RACQUET CLUB HOMEOWNERS ASSOCIATION, INC.
STATEMENT ON INSURANCE AND DEDUCTIBLES

1. Each unit owner is advised to obtain their own insurance policy to cover personal property, furniture, furnishing, decorations, vehicles and unit improvements and upgrades. (See Section 10.05 of the Association's CC&Rs.) Owners may also wish to consider obtaining their own individual liability coverage. Owners should review the policy limits, deductible and coverage provided by their own policies with their own insurance broker or agent. Owners should be aware of, among other things, whether and to what extent their individual policies will cover the deductible under the Association's master policy for damage to the unit, special assessments levied to cover deductibles for and other common area repair costs not covered by the Association's master policy, mortgage payments if their unit becomes uninhabitable due to fire or other casualty loss, and whether their policy includes loss assessment coverage.
2. In recognition of the critical role claims and claims history have in the availability and price for insurance maintained by the Association, no claim should be submitted to or on any policy of insurance maintained by the Association unless it is a claim in excess of the deductible. (The deductible amount is subject to change from time to time. Currently, the deductible on the Association's master policy is \$10,000.00.)
3. The master policy deductible shall be paid/borne by the unit owner in connection with repairs to the owner's unit or its contents.
4. Insurance coverage does not dictate repair responsibility. Unit owners are responsible for repairing damage to their unit or its contents regardless of cause and regardless of insurance coverage (CC&R Sections 11.08 and 15.01).

*Adopted Bayshore Rules &
Regulations 4/18/15
J. Zurek, President*