

November 16, 2023

Members of Costa del Sol Condominiums Maintenance Corporation (Campus Walk):

It is important for members to understand what the Association's insurance will cover and what personal insurance you should consider to protect yourself and your property. In summary, the Association's master policy includes property insurance, general liability insurance, directors and officers' liability insurance, and a fidelity bond.

The property insurance covers the common area structures, buildings and units and will pay to restore damaged units including the floors and walls, cabinets, and permanently installed fixtures as the unit was originally designed with the current equivalent of your property. This is called a "single-entity" or "original-specifications" coverage policy. In case of a loss, each unit owner will be responsible to restore any betterments or improvements that have been made to their unit and damage to any personal property. Coverage for claims is subject to policy terms and exclusions, your Association's legal documents, and the policy deductible. The property damage deductible will be \$10,000 for all losses except water damage which will be \$25,000. The term of this policy is 11/13/23 – 11/13/24.

While the Association's master insurance policy will cover many insurance needs for unit owners and their lender, every owner is required by the CC&Rs to carry a personal condominium unit owner's policy (HO-6) for items not covered by the Association's policy or the amount of the master policy deductible which may be the responsibility of the affected or responsible unit owner(s). When considering a unit owners policy, you should include coverage for:

- *Damage, theft and loss of contents/personal property and owner installed improvements*
- *Covered damage repairs which fall below the \$25,000 water loss deductible*
- *Liability for property damage or injuries for which you may be responsible*
- *Additional living expenses if you are unable to live in the unit while it is repaired*
- *Loss of Income if you lease your unit*
- *Loss Assessment (to cover the HOA deductible or other special assessments due to an insured loss)*
- *Any other coverages that you and your personal insurance agent consider important*

You are urged to contact your personal insurance agent to review your current policy and your responsibilities as outlined in the Costa del Sol legal documents. If you have any questions about the Association's policy, please contact our office at (800) 698-0711. If you have questions about the association's legal documents, or if you need to file a claim, please contact your community manager at Cadden Community Management at (520) 297-0797.

A current Certificate of Insurance is attached for your files that you may forward to your lender to show proof of insurance for the unit. If your lender requires a more detailed proof of insurance showing their loan information on the certificate, ask them to visit www.eoidirect.com or call us at (800) 698-0711 and request Evidence of Insurance for Costa del Sol Condominiums. A member of our staff will be happy to assist them.