

“The responsibilities of the Owner shall be as follows: Each Owner shall be responsible, at his own expense, for...replacement of...his own unit”

(Refer to Clubside Declarations; 11.1 Paragraph B (1))

~~~~~  
*(Section 11.1 A explains what the Clubside Association is responsible for, regarding replacement of a limited portion of the structure)*

~~~~~  
What do I, as a Condominium Owner, need to carry for insurance on my Personal Policy?

Keep in mind that the Clubside Association is *not* responsible for:

- 1) **STRUCTURAL**- Individual Owners are responsible for structural coverage from the inner boundaries of your exterior walls (i.e., all interior walls, heating & cooling systems, plumbing fixtures, cabinets, tile, carpeting, light fixtures, wall mirrors, window treatments, other attached fixtures, wallpaper, custom paint, wall shelving, etc.).

(How much insurance should I carry on the interior of my condo? Amounts, of course will vary with what you have done in the way of improvements, but it could easily run \$70,000 or considerably more.)*

- 2) **YOUR PERSONAL BELONGINGS**- Owners are responsible for insuring their furniture, rugs, linens, clothing, tools, kitchen equipment, cookware, china, silverware, food & drink, appliances, sports equipment, computers, jewelry, collections, etc.

(How much insurance should I carry on my personal belongings? When you add it all up, it could easily be \$30,000 or much more.)*

- 3) **LIABILITY**- Owners are responsible for injuries to others, on your premises and during your personal activities. (High Liability Limits are always strongly recommended).

IMPORTANT NOTE: Since individual Home Owner’s Condominium Insurance needs are unique in many respects, as compared to conventional independent housing, it is important that you *discuss your personal insurance needs with your Insurance Agent or Company, in light of the Clubside Documents.*

(*Comment: The above insurance amounts are given as examples only and should not be regarded as amounts that would be adequate for every given situation)

THE IMPORTANCE OF ADEQUATE INSURANCE CANNOT BE OVERSTATED:

YOU, AS OWNER, & ACCORDING TO OUR CLUBSIDE DOCUMENTS, ARE RESPONSIBLE FOR THE REPLACEMENT OF YOUR (SHARE OF) YOUR UNIT. SHOULD YOU BE UNDERINSURED AT THE TIME OF A LOSS, YOU MAY BE HELD RESPONSIBLE TO THE ASSOCIATION, FOR YOUR SHARE OF THAT LOSS. CARRY ADEQUATE INSURANCE.