Associa®
Montgomery Ross & Associates

November 1, 2018

Dear Westmount Place Condominium Owner:

Re: New Insurance Certificate

On the reverse, please find a new insurance certificate which covers your Condominium for the period **October 31, 2018 to October 31, 2019.**

The condominium insures the units**, not including improvements and betterments made to the units by the owners**. You require your own insurance for improvements. **The deductible for water leaks is $25,000.** Your attention is drawn to this because depending on the cause of the leak on the insurance claim, the **responsibility for the deductible could rest with you, the Unit Owner**.

It is suggested that you speak to your agent for your homeowner's insurance to find out if you are covered for any of the Condominium's deductible should there be a claim where you are found responsible. This type of coverage (called a buy-down rider) is available from some issuers and could reduce your exposure.

Betterments and improvements are not covered in the condominium insurance policy. The condominium insurance covers only standard finish. Please see attached **Insurance Claims Policy and Procedures** for your reference for standard finish.

MONTGOMERY ROSS & ASSOCIATES
On Behalf of CCN8310969

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Policy No. CCN8310969 **Summary of Coverage**

Named Insured:	Owners Condominium Corporation CCN 8310969 Westmount Place
Additional Insured(s):	Montgomery Ross & Associates, an Associa Company
Mailing Address:	c/o Montgomery Ross & Assoicates, an Associa Company, Suite 400, 1414 - 8 Street SW, Calgary, AB T2R 1J6
Location Address(es):	1100 - 8 Avenue SW, Calgary, AB T2P 3T9
Policy Period:	**October 31, 2018** to **October 31, 2019** 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Condominium Property Act
Insurers:	As Per List of Participating Insurers Attached.

Insuring Agreements		Deductibles	Limit
PROPERTY COVERAGES			
All Property, All Risks, Extended Replacement Cost, 130,		$5,000	$107,710,000
Improvements & Betterments		$5,000	$104,377
Additional Living Expenses		Not Included	Not Included
Water Damage		$25,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		$25,000	Included
Earthquake Damage		5 %	Included
Flood Damage		$25,000	Included
Key and Lock Replacement		Nil	$50,000
Hail Damage		$5,000	Included
BLANKET EXTERIOR GLASS INSURANCE	Residential	$ 100	Blanket
	Commercial	$ 250	Blanket
COMMERCIAL GENERAL LIABILITY			
Each Occurrence Limit		$ 500	$30,000,000
Coverage A - Bodily Injury & Property Damage Liability - *Per Occurrence*		$ 500	$30,000,000
Products & Completed Operations - *Aggregate*			$30,000,000
Coverage B - Personal Injury Liability - *Per Occurrence*		$ 500	$30,000,000
Non-Owned Automobile - SPF #6 – *Per Occurrence*			$30,000,000
CONDO DIRECTORS & OFFICERS LIABILITY		Nil	$20,000,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY			$1,000,000
Limit of Liability – Each Incident, Coverages A-G		$10,000 Retention	$250,000
Limit of Liability – Each Incident, Coverage H		5 Day Waiting Period	$1,000,000
Aggregate Limit			$25,000
Microbial Included		$25,000	
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)			
Personal Accident Limit - Maximum Benefit - Lesser of $1,000,000 or 7.5x Annual Salary			$1,000,000
Weekly Accident Indemnity - Lesser of $750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to $15,000 (see policy wording) Dental Expense - $5,000			
Program Aggregate Limit			$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Employee Dishonesty		Nil	$1,000,000
Broad Form Money & Securities		Nil	$60,000
Program Aggregate Limit			$10,000,000
EQUIPMENT BREAKDOWN			
I Standard Comprehensive Plus, Replacement Cost		$1,000	$107,710,000
II Consequential Damage, 90% Co-Insurance		$1,000	$25,000
III Extra Expense		24 Hour Waiting Period	$100,000
IV Ordinary Payroll – 90 Days		24 Hour Waiting Period	$100,000
PRIVACY BREACH SERVICES		Nil	$50,000
TERRORISM		$1,000	$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

October 23, 2018 - E&OE

400 - 4350 Still Creek Drive, Burnaby, BC V5C 0G5
T: (604) 269-1000 F: (604) 269-1001

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Client Name:	Owners Condominium Corporation CCN 8310969 Westmount Place
Management Company	Montgomery Ross & Associates, an Associa Company
Mailing Address:	c/o Montgomery Ross & Assoicates, an Associa Company Suite 400, 1414 - 8 Street SW, Calgary, AB T2R 1J6
Location Address:	1100 - 8 Avenue SW, Calgary, AB T2P 3T9
Coverage Term:	October 31, 2018 to October 31, 2019 12:01 a.m. Standard Time

DAS LEGAL EXPENSE INSURANCE COVERAGE

DAS business for Condominiums Legal Protection Insurance Policy. See Policy Wording for details. Included
Limits: $1,000,000/Claim $1,000,000 Aggregate