November 15, 2020

Dear Condominium Owner(s):

Re: New Insurance Certificate – Westmount Place– CCN 8310969__

Attached, please find a new insurance certificate which covers your Condominium for the period of October 31, 2020 to October 31, 2021.

We ask that you review this certificate with your homeowner's insurance broker, to check the deductible amounts, particularly for water and sewer claims. Your attention is drawn to this because depending on the cause of water loss or sewer backup claim, the responsibility for the deductible could rest with you, the Unit Owner and it's important to confirm that your homeowner's insurance coverage includes, (and not only includes but also contains) enough deductible insurance to match your corporation's appropriate damage deductibles.

Recent changes in the Alberta Condominium Act that came into effect January 1, 2020 allow the Condominium Corporation to assess certain portions of damage costs (the corporation's damage deductible up to $50,000) to the unit's owner when then loss occurred in that unit. It is important to note that this assessment does not require proof of negligence on the part of the owner or resident of the unit.

With respect to your corporation's insurance coverage, please note the following changes:

- The deductibles: $75,000.00 water and sewer damage
- Replacement value of the coverage: $106,575,000.00
- Additions to permitted exclusions: NA
- The Standard Insurable Unit Description for residential units (SIUD): registration in process

Kind regards,

Sandra Williams ACM

Senior Community Association Manager
Montgomery Ross and Associates – An Associa® Company
Manager for Condominium Corporation No: 8310969 Westmount Place
Direct: (587) 393-2227
Email: Sandra.williams@associa.ca

CondoSURE™ HUB

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CCN8310969 **Summary of Coverage**

Named Insured:	The Owners of CCN 8310969 Westmount Place
Additional Insured(s):	Montgomery Ross & Associates, an Associa Company
Mailing Address:	c/o Montgomery Ross & Associates, an Associa Company Suite B, 6010 - 12 Street SE, Calgary, AB T2H 2X2
Location Address(es):	1100 8 Avenue SW, Calgary AB T2P 3T9
Policy Period:	**October 31, 2020** to **October 31, 2021** 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, 90% Co Insurance, Replacement Cost		$50,000	$106,575,000
Improvements & Betterments		$50,000	$104,377
Water Damage		$75,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		$75,000	Included
Earthquake Damage		5 %	
Aggregate Limit			$106,575,000
Flood Damage		$100,000	
Aggregate Limit			$106,575,000
Key and Lock Replacement		Nil	$50,000
Hail Damage		$50,000	Included
Zurich Participation Endorsement			
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
Cyber Security and Privacy Liability			$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY			
Limit of Liability – Each Incident, Coverages A-G			
Limit of Liability – Each Incident, Coverage H		$25,000 Retention	$1,000,000
Aggregate Limit		5 Day Waiting Period	$250,000
Microbial Included			$5,000,000
		$25,000	$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	$106,575,000
II Consequential Damage, 90% Co-Insurance		$1,000	$25,000
III Extra Expense		24 Hour Waiting Period	$250,000
IV Ordinary Payroll – 90 Days		24 Hour Waiting Period	$100,000

PRIVACY BREACH SERVICES	Nil	$100,000
TERRORISM	$ 500	$1,000,000
DAS LEGAL EXPENSE INSURANCE COVERAGE		
DAS business for Condominiums Legal Protection Insurance Policy		
Per Claim Limit		$1,000,000
Program Aggregate		$1,000,000

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 27, 2020 - E&OE

Hub Real Estate Practice
CondoSURE Program

ATTENTION OWNERS: CHANGES TO DEDUCTIBLES

As an Owner of CCN 8310969 you should be aware that your Corporations insurance now has increased deductibles for:

- $50,000 All Property
- $75,000 Water Damage & Sewer Backup
- $100,000 Flood
- $50,000 Hail Damage

That means if there is Property damage below $50,000 or water damage or sewer back up below $75,000 or Flood damage below $100,000 in your strata lot, it will be your responsibility to pay for repairs. Also, if a loss originates in your lot and the total damage is more than the above noted deductibles, you may be responsible to pay the Strata Corporation's deductible.

THERE ARE WAYS TO PROTECT YOURSELF

Make sure that your own Unit Owners Insurance will cover these costs. Please call one of our Personal Insurance Specialists for a no obligation quote at 604.269.1010.

- Periodically check all possible external and internal sources for water escape.
- Know the location of shut off valves within your unit, in case of emergency.
- Check toilet seals for leaks within your bathrooms. If faucets are dripping or shower/tub grouting is cracking, conduct repairs immediately.
- Check water seals within your kitchen, dishwasher etc. and replace the supply hose to your dishwasher regularly (at least 5 years).
- Do not leave your washing machine or dishwasher running while you are away from home.
- Check and replace washing machine and dishwasher rubber hoses if they are more than 5 years old. Consider replacing with metal braided hoses instead of rubber.
- Replace your Hot Water Tank if it is more than 10 years old (check with the Manufacturer).
- Do not hang items on any sprinkler heads within your unit inside or outside the unit. Sprinkler
- systems should be inspected and checked periodically.
- Prior to drilling within walls, check and know the location of internal pipes.
- Repair any corroded plumbing connections.
- Clear all outside drains, for blockage and ensure that water can drain e.g. drain outlets, exterior deck drains and downpipe inlets.
- Check all outside plumbing and drainage systems and ensure that water taps are turned off and drained prior to winter.