Associa®
Montgomery Ross & Associates

November 8, 2019

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, 2019 to October 30, 2020.

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 refer to Insurance Claims Policy and Procedures on the Westmount website for your reference for standard finish.

MONTGOMERY ROSS & ASSOCIATES
On Behalf of CCN8310969