

**Civil Code §5300 Insurance Disclosure Prepared for
 University Hills Condominium Owners Association II**

General Liability Coverage

1. Name of Insurer:	Policy # - 014947091
2. Policy Limits:	Farmers Insurance Exchange
3. Deductible:	\$1,000,000 per occurrence/\$2,000,000 aggregate
4. Effective Dates:	None
	4/1/2022 to 4/1/2023

Property Coverage

1. Name of Insurer:	Policy # - 014947091
2. Policy Limits:	Farmers Insurance Exchange
3. Deductible:	\$38,571,916
4. Effective Dates:	\$10,000 per occurrence
	4/1/2022 to 4/1/2023

D&O Coverage

1. Name of Insurer:	Policy # - 014947091
2. Policy Limits:	Farmers Insurance Exchange
3. Deductible:	\$1,000,000
4. Effective Dates:	\$1,000 per occurrence
	4/1/2022 to 4/1/2023

Fidelity Bond Coverage

1. Name of Insurer:	Policy # - 014947091
2. Policy Limits:	Farmers Insurance Exchange
3. Deductible:	\$1,000,000
4. Effective Dates:	\$5,000 per occurrence
	4/1/2022 to 4/1/2023

Umbrella Coverage

1. Name of Insurer:	Policy # - USL01482121UT311711
2. Policy Limits:	Fireman's Fund/QBE Insurance Corporation
3. Deductible:	\$15,000,000
4. Effective Dates:	None
	4/1/2022 to 4/1/2023

Earthquake Coverage

1. Name of Insurer:	Policy # - XHO800776700
2. Policy Limits:	Insurance Company of the West
3. Deductible:	\$5,000,000
4. Effective Dates:	10%
	4/1/2022 to 4/1/2023

“This summary of the association’s policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association’s insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association’s policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.”



UNIT OWNERS' INSURANCE NEEDS

Personal Property Coverage

The Association Master Policy does not cover a unit owner's personal property and may have limited or excluded coverage for the fixtures and improvements to the unit interior. This coverage should be obtained with a "Contents Replacement Cost" endorsement, which will replace damaged property without deduction for depreciation.

Loss of Use

If the unit is unlivable due to a covered loss, this coverage will pay for the unit owner's additional living expense. For rental units, the coverage pays the lost income to the unit owner while the unit is vacant due to a covered loss. An insurance professional can help determine an adequate limit for this coverage.

Loss Assessment

This coverage will pay a special assessment levied by the association to the membership due to an insured loss exceeding the association's master policy limits. This is not coverage for common area maintenance assessments.

Personal Liability

This coverage pays for the bodily injury or property damage to a third party if the unit owner is liable due to unintentional acts. It also covers family members, sporting activities and injury caused by pets.

California Earthquake Authority (CEA)

Coverage is available through this state-run program, or similar programs operated by individual insurance carriers, for damage incurred in the event of an earthquake. Contact an insurance professional or go to earthquakeauthority.com for more information.

