

MEMORANDUM

TO: Castle Harbour Residents

FROM: Board of Directors

SUBJECT: Master Policy Insurance Deductible

This memorandum is to inform you that the deductible on the Master Insurance Policy has been increased to \$5,000.00 per **11-114 (g) (iii) (1) of the Maryland Condominium Act**. It is imperative that you have a personal policy of your own and that your personal policy allows for the coverage of the Master Policy Deductible should a claim be submitted and found to be your responsibility.

Per the **By Laws of Castle Harbour Condominium Association, Article (XII) Section 1(a) (ii) Unit owners are required to supply the council of unit owners with a copy of your “Certificate of Insurance”** also naming Castle Harbour as additional insured. This certificate must indicate that you have liability coverage, personal property coverage and coverage for any **upgrades to your unit**, and must also additionally insure Castle Harbour for loss. Pinnacle Properties must receive proof of your insurance coverage each year.

Any damage caused to any unit will be the responsibility of the homeowner of which the damage originated. Castle Harbour is not responsible for any damage inside a unit, unless the cause has been determined to be from the exterior of the building or a main water line. The Board of Directors reserves the right to determine the cause and origination of an alleged claim to the master policy.

The master policy will not replace your personal property in the event of a loss. That would be covered under your personal policy.

Per 11-114(A)(1) of the Maryland Condominium Act: The Master Insurance Policy does not cover “Betterments and Improvements” which means it will not cover items that have been replaced to update a unit. The value given to items will be the cost to replace original items installed by the builder. Your carpeting, laminate flooring, cabinets, lighting, appliances, etc. may be upgrades to the unit. Please make your insurance agent aware of these.

Please don't forget to submit a copy of your insurance certificate to Pinnacle Properties along with your application for a parking sticker(s), pet registration, and your contact information, i.e. phone numbers and email, also a copy of your lease with a tenant and their contact information if applicable. This is very important in case of emergencies.