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San Francisco, CA 94104
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Lic. No. 0757776

www.hubinternational.com

October 1, 2017 to October 1, 2018

Revised, effective June, 2018

To the Owners at:

LUMA HOA

INSURANCE DISCLOSURE PURSUANT TO CIVIL CODE SECTION 5300

A. PROPERTY – Effective 10/1/17 to 10/1/18

- Name of Insurer: Affiliated FM Insurance Company (FM Global Group)
- Property Limits:
 - Loss Limit: \$165,518,750 – per occurrence with automatic reinstatement of limit after each occurrence
 - *This includes building, common or association owned property & business income if applicable
 - Building Ordinance: at Full Policy Limit
 - Flood Sublimit: \$25,000,000 annual aggregate
 - Mold Building Cleanup and Repair Included
 - Included Perils: Earthquake Sprinkler Leakage, Boiler & Machinery, and Terrorism
 - *This includes building, common or association owned property & business income if applicable
- Deductibles: \$10,000 per occurrence for all perils except \$25,000 for Water Damage claims & Earthquake Sprinkler Leakage and \$50,000 for flood losses
- **Does the property insurance extend to the real property improvements or personal property owned by the unit owners?**
No, but if the bylaws or CC&Rs require the association to insure the owners' fixtures / building improvements, our policy would cover them automatically. There is excess coverage available for owners' fixtures/building improvements, but if an owner is not insured at least to \$10,000, the owner would have an additional deductible of \$10,000 if the unique excess coverage is used for a claim.

B. GENERAL LIABILITY – Effective 10/1/17 to 10/1/18

- Name of Insurer: Travelers Property Casualty Company of America
- Limits of Liability: \$1,000,000 Per Occurrence / \$2,000,000 Annual Aggregate / No Deductible

C. AUTO LIABILITY – Effective 10/1/17 to 10/1/18

- Name of Insurer: Travelers Indemnity Company of Connecticut
- Hired & Non-Owned Auto Liability: \$1,000,000 Hired & Non-Owned Auto / No Deductible
- Garagekeepers Legal Liability: \$500,000 Comprehensive / \$500,000 Collision / \$1,000 Deductible per occurrence

D. UMBRELLA LIABILITY – Effective 10/1/17 to 10/1/18

- Name of Insurer: Federal Insurance Company (Chubb Group)
- Limits of Liability: \$50,000,000 Per Occurrence / \$50,000,000 Annual Aggregate
- Provides excess liability over the General Liability, Directors & Officers Liability & Workers' Comp policies if purchased through HUB Intl

E. FIDELITY BOND / CRIME – Effective 10/1/17 to 10/1/18

- Name of Insurer: Federal Insurance Company (Chubb Group)
- Limit: \$4,000,000 (Includes Employee Dishonesty / Board Members & Property Manager)
- Deductible: \$10,000 per occurrence

F. DIRECTORS AND OFFICERS LIABILITY – Effective 6/4/18 to 6/4/19

- Name of Insurer: Philadelphia Indemnity Insurance Company
- Limits of Liability: \$1,000,000
- Retention: \$1,000 all indemnified loss

G. WORKERS COMPENSATION – Effective 6/1/18 to 6/1/19

- Name of Insurer: Pennsylvania Manufacturers Association Insurance Company
- Limits: Workers' Compensation – Statutory per CA; Employer's Liability: \$1,000,000 BI by Accident – each accident / \$1,000,000 BI by Disease – each employee / \$1,000,000 BI by Disease – policy limit
- Includes Board members and duly appointed Committee Members as employees and "if any" considered employees

H. EARTHQUAKE INSURANCE – NOT PROVIDED BY HUB INTERNATIONAL

Please note that coverage under this program is contingent upon your community being managed by Action Property Management, Inc.

NOTE: THE ASSOCIATION'S PROPERTY DEDUCTIBLE IS \$10,000, EXCEPT \$25,000 FOR WATER LOSSES. WE RECOMMENDED THAT YOU PURCHASE A CONDOMINIUM HOMEOWNER'S POLICY (HO6) TO INSURE YOUR FIXTURES THAT THE ASSOCIATION IS NOT TO INSURE PER BY-LAWS OR CC&RS, AND LOSS ASSESSMENTS, PERSONAL PROPERTY, ADDITIONAL LIVING EXPENSE, RENTAL INCOME, LOSS OF USE AND PERSONAL LIABILITY. YOU COULD BE CHARGED FOR THE \$10,000 DEDUCTIBLE IN THE EVENT YOU ARE AT FAULT FOR THE LOSS. ALSO, YOU WOULD BE CHARGED AN EXTRA \$10,000 DEDUCTIBLE FOR ANY LOSS SETTLEMENT IF YOU USE THE EXCESS OWNERS' IMPROVEMENTS COVERAGE FOR IMPROVEMENTS YOU, NOT ASSOCIATION, IS TO INSURE PER CC&RS.

“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 of 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.”

A handwritten signature in black ink, appearing to read "Kevin B. Eggleston", followed by a horizontal line extending to the right.

Kevin Eggleston, Managing Director