

[The information below is being provided to each Bernard's Landing unit owner for their information and may be provided to your HO-6 insurer for informational purposes]

On October 6, 2012, the unit owners of Bernard's Landing (BL) passed an amendment to Section 6.1 (e) of the Bylaws of the Bernard's Landing Property Owners' Association (CPOA), effective January 1, 2013, that clearly establishes the responsibility of BL unit owners for payment of the deductible under the Master Policy of each insured Sub Association for Building coverage. Section 6.1 (e), as amended, reads as follows:

**Section 6.1. Authority to Purchase; Notice; Unit Owner Responsibility**

**(e) The deductible, if any, which may be set by the Board of Directors in its discretion on any insurance policy or policies purchased by the Board of Directors, or by a Sub-association as authorized by the Board of Directors, may be a common expense only where the damage is, in whole or in part, to a Common Element or a Limited Common Element. Each unit owner shall be financially responsible for the maintenance, repair, renovation, restoration, and replacement of their unit and for the deductible amount applicable to covered claims for repair or replacement, including consequential damage to his unit, another unit, a Common Element, or a Limited Common Element, if the damage results from his negligence and/or by the escape of water or other substance or any other damage, the cause of which emanates from the owner's unit or any Limited Common Element which the owner is obligated to maintain. The owner shall be liable whether or not such liability results from the negligence of the owner, the owner's occupants, guests, employees, agents, or lessees. In the event of damage to a unit, multiple units, common elements, or limited common elements caused by an external force, the deductible shall be the responsibility of each such unit or element in accordance with the pro rata share of the total cost to repair the damage to each unit or element. Unit owner liability shall include any attorney's fees incurred by the Association in collecting amounts due from the owner pursuant to this Section. Nothing herein shall be construed as modifying any waiver by any insurance company of its rights of subrogation.**

The deductible under each Sub Association Master policy is \$10,000 per covered occurrence for the policy year September 1, 2012 to September 1, 2013.

The Board encourages each unit owner to add \$10,000 of Improvements and Betterments (aka Additions and Alterations or Building) coverage under Section A of their HO-6 policy, effective January 1, 2013, for the express purpose of insuring against their responsibility for a deductible for a covered claim under their Sub Association's Master Policy. With this coverage, the unit owner would recover the amount of their Master Policy deductible responsibility, up to \$10,000, less the amount of their HO-6 deductible.

Unit owners are advised to obtain a written confirmation from their HO-6 insurer that this coverage has been added to their policy and that it applies to the unit owner's responsibility for the deductible under the Sub Association Master Policy.

Our Sub Association Master Policy insurer (Nationwide) will continue to review all claims under your Sub Association's Master Policy and their adjuster will assess the claim(s) arising out of the occurrence and advise you of: (1) whether the claim is covered under the Sub Association Master policy; and, if so, (2) the approved amount to repair all damage for which you are responsible. You would then submit this document to your HO-6 insurer for reimbursement of your covered deductible responsibility. Claims to Nationwide should be submitted through Jean Thomas, who has the appropriate form, at the CPOA Office.

If your HO-6 insurer has any questions about this HO-6 coverage, they should contact our Sub Association Master Policy agent, Gary L. Beveridge, whose contact information is:

Gary L. Beveridge  
President, Beveridge & Associates  
Nationwide Insurance and Financial Services  
2350 Electric Rd  
Roanoke, VA 24018  
Tel: (540) 777-4877 x301  
[beverig@nationwide.com](mailto:beverig@nationwide.com)