



**INTERWEST**  
INSURANCE SERVICES, LLC

## **Rocky Ridge Properties Owners Association**

THIS IS A BASIC SUMMARY OF THE COVERAGE. THE INSURANCE POLICY ITSELF WILL BE THE FINAL DETERMINATION OF COVERAGE IN THE EVENT OF A CLAIM

The following statement is provided as required under Section 5300 of the Civil Code:

“This summary of the association policies of insurance provide only certain information, as required by subdivision (e) of 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 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 part of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverages.”

### **Property Policy (Units 1 – 16):**

National Fire & Marine Insurance Company  
12/5/2023 – 12/5/2024

Building Limit (TIV): \$9,110,900  
Replacement Cost  
Coinsurance: 80%  
Covered Cause of Loss: Special Including Theft  
Deductible: \$25,000  
Water Damage Deductible: \$100,000  
Wildfire Smoke, Wind & Hail Deductible: \$116,000

### **Property Policy (Units 17-48):**

California Fair Plan Association  
1/27/2024 – 1/27/2025

Building Limit (TIV): \$18,279,150  
Replacement Cost  
Coinsurance 90%  
Deductible: \$75,000  
Perils Insured Against: Fire, Lightening, Explosion, Windstorm or Hail, Smoke, Aircraft or Vehicles, Riot or Civil Commotion, Sinkhole Collapse, Volcanic Action and Vandalism.

**Property Policy (Units 49-68):**

Underwriters at Lloyds of London  
1/27/2024 – 1/27/2025

Building Limit (TIV): \$10,935,560  
Replacement Cost  
Covered Cause of Loss: Special Including Theft  
Deductible: \$25,000  
Smoke Damage Deductible: \$250,000  
Water Damage Deductible: \$75,000

**Property Policy (Units 70-87 + Sales, Maintenance, Pool Buildings & Common Areas)**

Underwriters at Lloyds of London  
1/27/2024 – 1/27/2025

Building Limit (TIV): \$8,635,670  
Business Personal Property (Sales & Pool Buildings – TIV): \$150,000  
Replacement Cost  
Covered Cause of Loss: Special Including Theft  
Deductible: \$25,000  
Smoke Damage Deductible: \$250,000  
Water Damage Deductible: \$75,000

**Property Policy (Units 90-123 & Clubhouse):**

Underwriters at Lloyds of London  
12/5/2023 – 12/5/2024

Building Limit (TIV): \$14,345,560  
Replacement Cost  
Covered Cause of Loss: Special Including Theft  
Deductible: \$25,000  
Smoke Damage Deductible: \$150,000  
Water Damage Deductible: \$75,000

Property covered: Includes buildings from outside to bare walls only (i.e., to and including sheetrock of exterior and interior walls, ceilings and plywood subfloor.)

Insurance **Does Not** provide coverage against loss or damage to the following:

- Fixtures (plumbing and electrical)
- Appliances
- Cabinets
- Floor Coverings
- Ceiling or Wall Coverings
- Installation, alterations or additions that comprise part of the building when situated within a portion of the premises used exclusively by an individual condominium unit owner.
- Household and Personal Property, Including furniture, owned by or in the care, custody and control of the individual condominium unit owners.

Perils insured against : Our property is protected against loss on a Special Form Including Theft Basis, except for Fair Plan policy which covers Named Perils Only. Some of the perils for which we are insured include; Fire, Lightning, Windstorm, Hail, Vandalism and Collapse of Roof.

Exclusions to Coverage: The major exclusions on our policies include loss due to:

- Earthquake
- Flood
- War
- Nuclear Attack
- Wet or Dry Rot

**General Liability:**

Western World Insurance Co.

1/1/2024 – 1/1/2025

Each Occurrence \$1,000,000/General Aggregate \$2,000,000

**Excess Liability (first layer):**

Starstone National Insurance Co.

1/1/2024 – 1/1/2025

\$5,000,000 Each Occurrence

**Excess Liability (second layer):**

Evanston Insurance Co.

1/27/2024 – 1/1/2025

\$5,000,000 Each Occurrence

Liability is provided on a Commercial General Liability basis. This policy extends coverage to the individual unit owners, but only with respect to their liability arising out of ownership, maintenance or repair of that portion of the premises which is not reserved for their exclusive individual use or occupancy.

**INDIVIDUAL UNIT OWNERS SHOULD PURCHASE A CONDOMINIUM HOMEOWNERS POLICY TO PROVIDE COVERAGE FOR PERSONAL PROPERTY AND FIXTURES COVERAGE WITHIN YOUR UNIT.**

**YOUR POLICY SHOULD ALSO PROVIDE COVERAGE FOR ADDITIONAL LIVING EXPENSES, LOSS OF RENTAL INCOME, PERSONAL LIABILITY FOR ACCIDENTS OCCURRING WITHIN YOUR UNIT, AND LOSS ASSESSMENTS. WE WOULD RECOMMEND YOU PROVIDE A COPY OF THIS LETTER TO YOUR PERSONAL INSURANCE AGENT TO BE SURE YOUR CONDOMINIUM HOMEOWNERS POLICY IS PROPERLY WRITTEN.**

**Worker's Compensation:**

Technology Insurance Company

1/1/2024 – 1/1/2025

Employer Liability Limits: \$1,000,000 each accident

\$1,000,000 disease policy limit

\$1,000,000 disease each employee

Excess Liability Extends over this policy.

**Worker’s Compensation USL&H:**

American Longshore Mutual Association, LTD.

5/15/2024 – 5/15/2025

Federal Acts Covered: Longshore and Harbor Workers’ Compensation Act (33 USC 901)

Employer Liability Limits: \$1,000,000 each accident

\$1,000,000 disease policy limit

\$1,000,000 disease each employee

**Directors and Officers Liability:**

Great American Insurance Company

1/1/2024 – 1/1/2025

Limit of Insurance \$2,000,000      Deductible \$1,000

**Directors and Officers Excess Liability (first layer):**

Travelers Casualty and Surety Company of America

1/18/2024 – 1/1/2025

Excess Limit of Insurance \$2,000,000

**Directors and Officers Excess Liability (second layer):**

Scottsdale Indemnity Company

1/27/2024 – 1/1/2025

Excess Limit of Insurance \$3,500,000

**Crime:**

Great American Insurance Company

1/1/2024 – 1/1/2025

Insuring Agreement	Limit of Insurance Per Occurrence	Deductible Per Occurrence
Employee Dishonesty	\$500,000	\$2,500
Forgery or Alteration	\$500,000	\$2,500
Inside the Premises	\$500,000	\$2,500
Outside the Premises	\$500,000	\$2,500
Computer Fraud	\$500,000	\$2,500
Money Orders & Counterfeit Paper Currency	\$500,000	\$2,500
Funds Transfer Fraud	\$500,000	\$2,500

**Pollution Liability:**

Illinois Union Insurance Co.

1/27/2024 – 1/27/2025

Pollution Liability \$1,000,000      Deductible \$25,000

**Ocean Marine:**

Great American Insurance Co.  
1/1/2024 – 1/1/2025

Marina Operator's Legal Liability \$1,000,000 Deductible \$1,000  
Marine Commercial Liability \$1,000,000 each occurrence/\$2,000,000 aggregate  
Protection & Indemnity \$1,000,000 any one accident or occurrence Deductible \$1,000  
Row Boat:  
Limit of Liability \$750  
Deductible \$150  
  
2021 Boston Whaler:  
Limit of Liability \$5,500  
Deductible \$1,000

**Ocean Marine Excess Liability:**

Great American Insurance Company  
1/26/2024 – 1/1/2025  
Excess Liability Limit \$1,000,000 Self Insured Retention \$10,000

**Inland Marine:**

The Burlington Insurance Co.  
1/1/2024 – 1/1/2025

Scheduled Equipment \$300,000  
Deductible \$5,000  
1. 2020 Caterpillar 938M  
2. 2019 Snow Plower LM2020  
  
Employee Tools \$25,000 (max per item \$2,500)

**Commercial Auto:**

United Financial Casualty (Progressive)  
1/1/2024 – 7/1/2024  
\$1,000,000 Combined Single Limit  
Including Comprehensive and Collision, Hired and Non-Owned Auto

To obtain certificates of Insurance for lenders, contact InterWest Insurance Services directly:

Ben Stultz  
InterWest Insurance Services  
[bstultz@iwins.com](mailto:bstultz@iwins.com)  
(530) 897-3175