

March 31, 2020

The Owners

Darlington Arms, Condominium Corporation #9811439
317, 14 Avenue SW
Calgary, Alberta T2R 0M4

RE: Darlington Arms Condominium Corporation 9811439 - Certificate of Insurance

We are pleased to enclose the Corporation's Certificate of Insurance.

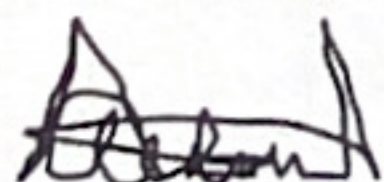
We would suggest providing a copy of the Corporation's Certificate of Insurance to your personal insurance representative. Condominium legislation provides the Board with the authority to charge back the Corporation's deductible to you. It is in your best interest to review the Corporation's deductibles to ensure you are adequately insured for Deductible Assessment under your policy.

We strongly recommend that every owner purchase adequate personal insurance for the condo unit(s) that they own. Without personal coverage, the owner is exposed to significant risk that is not covered by the insurance policy held by the corporation. Personal condominium property insurance can have the following types of coverage available to protect condominium unit owners and their belongings from damages:

- **Personal Property / Contents** – in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, tires, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses** – This coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to a tenant having to find alternate living accommodations due to insured loss or damage.
- **Betterments & Improvements** – Many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which may be excluded from coverage under the condominium corporation's insurance policies (dependent on how the By-Laws read).
- **Condominium Deductible Assessment** – more and more condominium corporations have By-Laws in place to facilitate charging back their deductible to the unit owner responsible for a loss or damage. Unit owners need not be liable for this significant assessment to be made (once again, it is dependent on how the Corporation's By-Laws read). Please review the attached certificate to see what the Corporation's deductibles are.
- **Personal Liability** – At home or pretty much anywhere in the world, unit owner's policies provide comprehensive protection for claims against owners for property damage and bodily injury.

Should you have any further questions or concerns, please do not hesitate to contact the undersigned at darlingtonarms@keystonegrey.com or 403.668.4866.

Yours truly,



Annie Edie, Property Manager

Keystone Grey Property Management

Authorized Agent for Darlington Arms Condominium Corporation 9811439



200-1167 Kensington Crescent NW Calgary, AB T2N 1X7
 T. 403 451-4132 | 1 888 451-4132 | F. 403 313-3365

CERTIFICATE OF INSURANCE
Nº 2020-001

THIS IS TO CERTIFY TO: Condominium Corporation No. 9811439, known as DARLINGTON ARMS, for itself and in its capacity as trustee for the Unit Owners and/or any Administrator or other agent designated in the Condominium By-Laws or under the Condominium Property Act and/or the Property Manager and/or the Contract Manager for the Condominium and/or their employees and/or the employees of the Corporation and/or the Board of Directors and/or the individual unit owners as their respective interests may appear.

that the following described policy(ies) or cover note(s) in force at this date have been effected to cover as shown below:

NAMED INSURED: Condominium Corporation No. 9811439, known as DARLINGTON ARMS
ADDITIONAL INSURED: Keystone Grey Corp. , as Property Manager and only arising out of the operations of the Named Insured.
LOCATION ADDRESS: 317 - 14th Avenue SW, Calgary, AB T2R 0M4
OPERATIONS: Condominium Corporation

As described herein, insurance has been arranged through this office for the Insured Named above on whose behalf this Certificate is executed, and we hereby certify that such insurances are in full force and effect as for which a policy number, period and limits are shown:

| TYPE | INSURER | POLICY NO. | POLICY PERIOD <small>(12 01 a.m. standard time at the mailing address of the Insured as stated herein)</small> | LIMIT OF INSURANCE |
|---|---|--------------|---|--|
| All Property | Participation Insurers: As contracted by BFL CANADA Insurance Services Inc. (Authority: BFL CANADA Insurance Services Inc.) | BFL049811439 | March 31, 2020 to March 31, 2021 | \$11,950,000 "All Risk", Replacement Cost, Stated Amount |
| Unit Owner Improvements and Betterments | As Per Policy Declaration Page | BFL049811439 | March 31, 2020 to March 31, 2021 | \$500,000 Limit |
| Employee Dishonesty – Form A (Fidelity Bond) | As Per Policy Declaration Page | BFL049811439 | March 31, 2020 to March 31, 2021 | \$1,000,000 Limit |
| Commercial General Liability | As Per Policy Declaration Page | BFL049811439 | March 31, 2020 to March 31, 2021 | \$30,000,000 Each occurrence |
| Directors and Officers Liability <i>(Claims Made Form)</i> | As Per Policy Declaration Page | BFL049811439 | March 31, 2020 to March 31, 2021 | \$20,000,000 Limit of Liability and Aggregate |
| Equipment Breakdown | As Per Policy Declaration Page | BFL049811439 | March 31, 2020 to March 31, 2021 | \$12,450,000 Standard Comprehensive Policy |

ADDITIONAL INFORMATION: This Certificate is issued specifically with respect to the following unit: **ALL UNITS**

DEDUCTIBLES:
 \$10,000 All Other Losses \$35,000 Water \$35,000 Sewer Back-Up 5% Earthquake (subject to \$100,000 Minimum) \$25,000 Flood \$25,000 Hail

MORTGAGE HOLDER / LOSS PAYABLE: Lenders and Mortgage Companies are referred to the provisions of the Alberta Condominium Property Act being Chapter C-22 of the Revised Statutes of Alberta 2000, and to the By-Laws of the above referenced Condominium Corporation with respect to placement of insurance and disbursement and utilization of insurance proceeds.

This certificate is issued as a matter of information only and is subject to all the limitations, exclusions and conditions of the above-listed policies as they now exist or may hereafter be endorsed.

Should one of the above-noted policies be cancelled before the expiry date shown, notice of cancellation will be delivered in accordance with the policy provisions. Limits shown above may be reduced by Claims or Expenses paid.

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your Insurer accordingly. If you have any questions, please do not hesitate to contact us.

BFL CANADA Insurance Services Inc.

Signed in Calgary on March 30, 2020

Per: _____

Authorized Representative - Lindsay Voht