

April 27, 2021

The Owners

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

RE: Darlington Arms Condominium Corporation 9811439 - Certificate of Insurance March 31, 2021- March 31 2022

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

CERTIFICATE OF INSURANCE

This is to certify that Insurance as described hereunder has been arranged for the Insured named herein on whose behalf this certificate is executed. This Certificate is subject to all terms, conditions, limitations and exclusions of the referenced policies as they exist or may hereafter be endorsed.

INSURED: Condominium Corporation No. 9811439 Known as Darlington Arms

**ADDITIONAL INSURED AS
PROPERTY MANAGER:** Keystone Grey Corp.

MAILING ADDRESS: 4429 6 Street NE, Unit 4 Calgary, Alberta T2E 3Z6

RISK ADDRESS: 317 - 14th Ave S.W., Calgary, Alberta T2R 0M4

EFFECTIVE DATE: March 31, 2021 **EXPIRY DATE:** March 31, 2022

A) PROPERTY - Insurance Company: Wawanesa Mutual Insurance Company & Subscribers – Policy # AJG01501-PRO
All Risks, Replacement Cost, Broad Form Condominium Wording, No Co-Insurance, By-Laws Extension.
Including Improvements & Betterments where required per Condominium By-Laws Extension

Deductibles as follows: All Losses **\$10,000.00** Except: Sewer Back-Up & Water Damage **\$25,000.00**
Earthquake **5%/ \$100,000.00** Flood **\$25,000.00** Wind/Hail Damage **\$25,000.00**

Property of Every Description: **\$12,025,000.00**
Unit Betterments and Improvements: **\$500,000.00**

B) GENERAL LIABILITY – Insurance Company: Wawanesa Mutual Insurance Company- Policy # AJG01501-LIA
Limit: **\$20,000,000.00** Bodily Injury/Property Damage, **\$1,000.00** Deductible

C) CRIME – Insurance Company: Wawanesa Mutual Insurance Company – Policy # AJG01501-CRM
Limit: **\$1,000,000.00** Employee Dishonesty (Fidelity Bond)

D) EQUIPMENT BREAKDOWN – Insurance Company: Millennium Insurance Corporation – Policy # AJG01501-EBI
Direct Damage, Limit Per Accident, Standard Comprehensive Form; By-Laws; Repair or Replacement included
Deductible - **\$2,500.00** All Losses

Direct Damage - **\$12,525,000.00**

E) DIRECTORS & OFFICERS – Insurance Company: Berkley Canada – Policy # AJG01501-D&O
Limit: **\$20,000,000.00** Each Claim/Aggregate (Claims Made Basis)
Retention: **\$0.00**

F) VOLUNTEER ACCIDENT – Insurance Company: Berkley Canada – Policy # AJG01501-ACC
Limit: **\$200,000.00** Accidental Death & Dismemberment

G) LEGAL EXPENSE– Insurance Company: DAS Legal Protection Insurance – Policy # AJG01501-LEG
Limit: **\$200,000.00** Contract Disputes & Debt Recovery, Legal Defence, Property Protection, Bodily Injury, Condo Bylaw Defence

LOSS PAYABLE: This certificate is subject to all other terms, conditions and exclusions of the formal policy. Loss, if any, shall be payable in accordance with the provisions of the provincial legislation under which the "Condominium Corporation" is constituted.

Dated: March 30, 2021

E & O.E

Arthur J. Gallagher Canada Limited
Per: Michael Boisclair, FICP, CRM
Authorized Representative