

April 01, 2022

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, 2022- March 31 2023

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,

Cindy Hauser

Cindy Hauser, Property Manager

Keystone Grey Property Management

Authorized Agent for Darlington Arms Condominium Corporation 9811439