

Resolution: #88-01
Date: February 1, 1998

INSURANCE CLAIM ADMINISTRATION

WHEREAS, effective and efficient handling of insurance claims is needed to insure prompt settlement, and

WHEREAS, the Board of Directors of Centre Court (hereinafter Association) has the responsibility to obtain and maintain an adequate property/liability insurance program as outlined in the Declaration of Covenants, Conditions and Restrictions (hereinafter CC&Rs), Article 3.6 (f), and

WHEREAS, the Board of Directors has appointed Community of Harbor Bay Isle Owners' Association (hereinafter CHBIOA) as its Agents in administering the property insurance program

NOW, THEREFORE BE IT RESOLVED, that the following guidelines and policies will apply in the management of the Insurance Claims:

FIRST: CHIOBA will serve as a clearing-house for all potential property/liability insurance claims under this program. The insurance broker or carrier will process no claims until direction has been given by CHBIOA.

SECOND: CHIOBA will promptly report possible losses reported by any owner to the insurance broker.

THIRD: Exterior damage repairs, where it is within the responsibility of the Association to maintain, will be authorized and ordered by CHBIOA.

FOURTH: Any homeowner with a potential claim must immediately notify the Association of the loss and allow a representative of the Association or CHBIOA an opportunity to view the damage prior to any repairs being performed.

FIFTH: Interior damage repairs, after notice of claim to CHBIOA will be the homeowner's responsibility in conjunction with the insurance company adjuster.

SIXTH: All settlement checks will be make payable to the owner and the Association. The deductible will be divided between the homeowner and the Association equally in the event damage loss involves both interior and exterior damage. In the event damage loss involves the interior only, the homeowner shall be solely responsible for the deductible. In the event damage loss involves the exterior only, the Association shall be solely responsible for the deductible. In the event the damage loss involves the exterior and it can be demonstrated that the owner or its guests or vendors caused the damage, the owner shall be responsible for the deductible.