

# POWDER WOOD CONDOMINIUM ASSOCIATION, INC.

## OWNER INSURANCE RESOLUTION

The Declaration of Condominium of the Powder Wood Condominium Association, Inc. (“Association”) requires the Association to maintain insurance coverage. Pursuant to the Utah Condominium Act 57-8-43, coverage must include not only the common areas, but also certain aspects of the individual units.

BE IT RESOLVED that the following information is provided to all Owners regarding respective Association and Owner responsibility to ensure proper coverage on individual Units. This Resolution and information contained herein supersedes in its entirety the Powder Wood Condominium Association, Inc. Insurance Policy approved by the Association’s Management Committee on January 15, 2024.

Should damage occur to a Unit, and a claim is filed on the Association policy, the Unit Owner is personally responsible to pay for any **loss up to and or including the deductible amount** on the Associations policy. **The deductible amount on the Association’s policy is \$75,000.00 per event effective April 1, 2026.**

### **1. Utah Law - Condominium and Community Association Revisions (57-8-43)**

1.1. Statutory law applies to all Association and Unit Owner policies. The law supersedes anything to the contrary included in the HOA CC&Rs.

1.2. The Association’s policy includes coverage for: “any fixtures, improvements, or betterments installed by a unit owner, floor coverings, cabinets, heating and plumbing fixtures, paint, wall coverings, windows, and any item permanently attached to a unit.”

1.3. For a covered cause of loss, the Association’s policy of property insurance shall provide primary coverage, the Unit Owner’s insurance policy shall be primary for the portion of the loss **attributable to the deductible** on the Association’s policy.

1.4. If two or more Owners suffer a loss in a single event, they are each responsible for payment of a portion of the Association’s deductible based on the percentage of the loss they each suffered.

1.5. If an Owner does not pay his/her share of the loss within 30 days after substantial completion, the Association may levy an assessment against the Owner and place a lien on the unit if necessary.

1.6. If the unit Owner has no insurance for a covered cause of loss, he/she is personally responsible for the loss to the amount of the deductible.

1.7. If the loss from a single event is determined to be less than the deductible amount of the Association's policy, the Unit Owner's policy shall be considered primary for coverage of the loss.

## **2. Personal Insurance:**

Personal Property and Personal Liability insurance is the sole responsibility of the Unit Owner. A Certificate of Insurance or a copy of the policy Declaration page shall be provided to the Association. We recommend that each Unit Owner do a comprehensive review of your personal insurance with your own licensed insurance advisor. Exhibit 1 at the end of this document provides a check list of items that should be reviewed at that time.

## **3. Basic coverage and exclusion provisions in the Association's master insurance policy:**

Many insurance companies will not cover water damage resulting from a frozen pipe if adequate heating is not maintained in the unit. Therefore, it is imperative that heat be maintained or that pipes are drained when a unit is unoccupied for an extended period of time. Other exclusion may be common wear and tear, deterioration, flood from outside surface water, sprinkling systems or other sources of water located outside the physical building structure, damage by insects or animals, mold/fungus (some insurance policies will provide minimal property coverage for mold/fungus), settling or cracking of foundations, walls or pipes. There may be no coverage for damage caused by repeated leaking or seeping from appliances or plumbing systems. This includes leaking from around shower, bathtub, toilet or sink. Confer with your Management Committee or manager regarding full details on coverage, limitations and exclusions.

## **4. Loss Prevention:**

To reduce the likelihood of damage to your Unit and possible damage to a neighbor's Unit the following are a few "loss prevention" measures that should be followed:

### When your unit will be unoccupied for more than a few days:

- Turn off the water to the inside of your home
- Leave heat on in winter to avoid freezing or air-conditioning on in summer to avoid melting, warping, etc.

### Daily considerations:

- Washing machine hose should be turned off after each use.
- Replace rubber washing machine hoses with no-burst woven metal hoses.
- Have clothes dryer vents checked and cleaned on an annual basis. Always remove lint from filter after each use.
- Keep smoke alarms in good working condition.
- Each unit should have water leak alert alarms in place near toilets, under sinks, near toilets, water heater, dishwasher, washing machine.

A garbage disposal may not be replaced if it fails. If a garbage disposal is in place it should be removed.

### **Exhibit 1. – Personal insurance check list**

- 1. Policy type - HO-6 form (commonly referred to as a Condominium Owners Policy). Not an HO-3 homeowner policy or a HO-4 renters policy.
- 2. Coverage A (Dwelling coverage) should be a minimum of **\$75,000.00**. Consult your personal insurance advisor as to how to properly insure the HOA deductible expense.
- 3. Personal Property Coverage - Consult your personal insurance advisor.
- 4. Personal Liability - Consult your personal insurance advisor. You may want to inquire regarding umbrella liability coverage.
- 5. Loss of Use Coverage & Additional Living Expenses (In the event your unit is uninhabitable due to a covered loss).
- 6. Earthquake coverage for your contents, loss assessment, loss of use, etc. Consult your personal insurance advisor.
- 7. Any other riders such as Valuable Articles ie: jewelry, art, collectibles etc. Consult your personal insurance advisor.
- 8. Is your unit a rental? - If so this coverage should be purchased.

Dated this 23<sup>rd</sup> day of February 2026

*Joel Moskal* dotloop verified  
02/24/26 8:28 AM MST  
VJ4K-EV6M-2YF3-SPNI

Joel Moskal, President/Chairman

*Stanley Goldschmidt* dotloop verified  
02/24/26 11:08 AM  
MST  
J3TS-ANEZ-UGWV-E0II

Stanley Goldschmidt, Secretary/Treasurer

*Sean Hackett* dotloop verified  
02/24/26 6:56 PM PST  
WGYV-4V8H-SZ53-BMHG

Sean Hackett, Member