

FIRE AND EXTENDED COVERAGE INSURANCE FOR TOWNHOUSE UNITS

Spirit Dance Motion: To adopt the Resolution which follows, requiring that the Board acting as the Board of Directors for the Spirit Dance Subdivision shall renew and continue Fire and Extended Coverage Insurance for Townhouse Units:

Resolution Fire and Extended Coverage Insurance for Townhouse Units

WHEREAS, the Board is the board of directors of the subdivision homeowners association for the Spirit Dance subdivision, a subdivision containing Townhouse Units and Site Common Area;

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Spring Creek Ranch (“CCRs”) provides with respect to all Townhouse Units,

a) that a master or blanket fire insurance policy shall be purchased by the Board for the Subdivision naming the Board as insured as trustee for the benefit of all of the Owners in the Subdivision;

b) that such insurance shall cover the structure, structural elements and utilities extending from the exterior of the building in to the interior surface of the unfinished sheetrock (or equivalent) and floors; and

c) that all other property on the premises will be the responsibility of the Unit Owner;

WHEREAS, the Unit Owners have advised the Board,

a) that such insurance would not cover fixtures, improvements and alterations that are part of the building or structure and appliances, such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping, and

b) that insurance typically maintained by such Unit Owners covering the contents of the Townhouse Unit also does not cover such fixtures, improvements and alterations and appliances;

WHEREAS, the resultant gaps in insurance coverage will unfairly frustrate the Board and the Unit Owners alike in discharging their respective obligations under the CCRs to consider reconstruction in the event of destruction of improvements; and

WHEREAS, the Unit Owners have asked the Board to close the gap by extending the coverage of the insurance that the Board is required to obtain to include coverage of such fixtures, improvements and alterations and appliances.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1) That a master or blanket fire insurance policy shall be purchased by the Board for the Subdivision naming the Board as insured as trustee for the benefit of all of the Owners in the Subdivision;
- 2) That such insurance shall cover the structure, structural elements and utilities extending from the exterior of the building in to the interior surface of the unfinished sheetrock (or equivalent) and floors;
- 3) That such insurance shall also cover fixtures, improvements and alterations that are part of the building or structure and appliances, including but not limited to those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping; and
- 4) That the Manager for the Association is directed to procure such insurance for the Subdivision on such terms as are reasonably and commercially available; and
- 5) That the Manager shall be authorized to take all steps necessary to implement said Resolution.

Harvest Dance Motion: To adopt the resolution which follows, requiring that the Board acting as the Board of Directors for the Harvest Dance Subdivision shall renew and continue Fire and Extended Coverage Insurance for Townhouse Units:

Resolution
Fire and Extended Coverage Insurance for Townhouse Units

WHEREAS, the Board is the board of directors of the subdivision homeowners association for the Harvest Dance subdivision, a subdivision containing Townhouse Units and Site Common Area;

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Spring Creek Ranch (“CCRs”) provides with respect to all Townhouse Units,

a) that a master or blanket fire insurance policy shall be purchased by the Board for the Subdivision naming the Board as insured as trustee for the benefit of all of the Owners in the Subdivision;

b) that such insurance shall cover the structure, structural elements and utilities extending from the exterior of the building in to the interior surface of the unfinished sheetrock (or equivalent) and floors; and

c) that all other property on the premises will be the responsibility of the Unit Owner;

WHEREAS, the Unit Owners have advised the Board,

a) that such insurance would not cover fixtures, improvements and alterations that are part of the building or structure and appliances, such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping, and

b) that insurance typically maintained by such Unit Owners covering the contents of the Townhouse Unit also does not cover such fixtures, improvements and alterations and appliances;

WHEREAS, the resultant gaps in insurance coverage will unfairly frustrate the Board and the Unit Owners alike in discharging their respective obligations under the CCRs to consider reconstruction in the event of destruction of improvements; and

WHEREAS, the Unit Owners have asked the Board to close the gap by extending the coverage of the insurance that the Board is required to obtain to include coverage of such fixtures, improvements and alterations and appliances.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1) That a master or blanket fire insurance policy shall be purchased by the Board for the Subdivision naming the Board as insured as trustee for the benefit of all of the Owners in the Subdivision;
- 2) That such insurance shall cover the structure, structural elements and utilities extending from the exterior of the building in to the interior surface of the unfinished sheetrock (or equivalent) and floors;
- 3) That such insurance shall also cover fixtures, improvements and alterations that are part of the building or structure and appliances, including but not limited to those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping; and
- 4) That the Manager for the Association is directed to procure such insurance for the Subdivision on such terms as are reasonably and commercially available; and
- 5) That the Manager shall be authorized to take all steps necessary to implement said Resolution.