



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

HOMEOWNER'S CONTRACTOR INSURANCE REQUIREMENTS

Coronado Shores Condominium Association No. 9, shall, under Civ. Code §5805, carry insurance policies to include general liability in the minimum amount of \$3,000,000. Further, the Association shall carry adequate Property; Liability; and Directors and Officers insurance coverage. In maintaining its fiduciary duty to the Association, the following indicates minimum insurance requirements for all vendors and contractors performing work within the Association. These requirements shall be maintained for all work performed within the undivided common interest, within exclusive use areas, as well as in individual units within which work is performed that affects common utilities. All recommended and mandatory minimums are subject to annual review by the Board of Directors.

A. Summary of Minimum Coverages:

a. General Liability (ea. Occ)	\$1,000,000
i. General Aggregate	\$2,000,000
ii. Pro. – Comp/Op Agg	\$2,000,000
b. Automobile Liability	\$1,000,000
c. Workers' Compensation (ea. Acc)	\$1,000,000
i. Occupational Disease	\$1,000,000

B. Association as Additional Insured – Contractors performing work for individual owners must submit an endorsement to their insurance carrier listing the Association [an HOA] for the length of the project. A copy of the endorsement must be included at the time proof of coverage is presented including primary and non-contributory languages.

C. Commercial General Liability – A comprehensive insurance which provides coverage for bodily injury, personal injury, and property damage caused by a contractor's operations within the Association.

- a. All contractors must have a minimum of \$1,000,000 per occurrence with at least \$2,000,000 in aggregate coverage.
- b. The policy should also include Products and Completed Operations aggregate coverage in the amount of \$2,000,000.
- c. All contractors must show proof that no exclusion exists for multi-unit residential buildings.

D. Commercial Automobile Liability – Provides coverage for vehicles owned or leased by the contractor. Commercial auto insurance provides both property and liability coverage. The property coverage component protects the value of covered vehicles against crashes or theft. The liability coverage component covers for damage or bodily injury caused to someone else or their property.

- a. All contractors must have a minimum of \$1,000,000 in single limit coverage for all vehicles entering Coronado Shores.



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- b. A schedule of coverage must be provided with the proof of insurance. If not all autos are covered, a list of designated autos must be provided with proof of individual coverage as dictated under the coverage schedule.
- E. **Workers' Compensation and Employers' Liability** – Workers' compensation covers the statutory requirements in California to cover an employee for injury sustained at work without regard for fault or liability. Workers' Comp will cover medical and hospital bills related to the injury, disability benefits, job displacement benefits, and death benefits. Employers' liability insurance (generally listed as part 2) covers those claims not covered by Workers' Comp.
- a. All contractors are required to carry statutory Worker's Comp coverage before performing work in the building. No exceptions.
 - b. Contractor must have a minimum of \$1,000,000 in coverage for each accident as well as \$1,000,000 in coverage for occupational disease.
 - c. If there are any excluded employees, a schedule of excluded employees must be included at the time proof of coverage is presented.
- F. **Waiver of Subrogation** – A waiver of subrogation must be included as an endorsement to the Association. It is not enough to list the Association as an additional insured. A waiver must be submitted for General Liability, Automobile Liability, and Workers' Compensation policies.
- G. **Exclusions and Endorsements** – The contractor is responsible for submitting a schedule of endorsements and exclusions for each policy included at the time proof of coverage is presented.
- H. **Contract Addendum:** This Form is to be acknowledged and signed by the Contractor and all entities performing work as an addendum to the contract accepted by the Owner.

Contractors performing work at El Mirador must acknowledge their understanding of the mandated minimum coverage. By signing this Agreement, you represent and agree that you have carefully read and fully understand all the provisions of this policy and will hold all minimum insurance coverage while performing work on Association property. If you agree to the terms of this Agreement, please sign, date, and return it to the General Manager.

Contractor

Date

General Manager

Date