



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cline Agency Insurance Brokers 121 SW Salmon Street Suite 1100 Portland OR 97204-2908	CONTACT NAME: EOI Direct eoidirect.com PHONE (A/C, No, Ext): (877) 456-3643 E-MAIL ADDRESS: help@eoidirect.com FAX (A/C, No):
INSURED Association of Unit Owners of West Oaks Condominiums, Inc. 6298 SW Grand Oaks Drive Corvallis OR 97333	INSURER(S) AFFORDING COVERAGE INSURER A: Accelerant National Ins. Co. INSURER B: Midvale Indemnity Co. INSURER C: Travelers Casualty & Surety Co. INSURER D: StarNet Insurance Co. INSURER E: INSURER F:

COVERAGES **RE** **CERTIFICATE NUMBER:** Cert ID 53446 **(1)** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ (D) D&O Liability ☒ \$5,000 Ded. (GL/D&O) GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		N030PK3951 (D) QD00009674 (D&O is Claims-Made)	08/01/2026 08/01/2026	08/01/2027 08/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 100,000 PERSONAL & ADV INJURY \$ 5,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 (D) D&O Limit \$ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY		N030PK3951	08/01/2026	08/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$	☐ OCCUR ☐ CLAIMS-MADE	PRP2298240102966698	08/01/2026	08/01/2027	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 Excess of \$ GL/HNOA/DO
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property/ Buildings		N030PK3951	08/01/2026	08/01/2027	\$50,000 Ded.* \$ 23,900,000
C	Fidelity/ Crime		107108151	08/01/2026	08/01/2027	\$5,000 Ded. \$ 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

95 units | 6298 SW Grand Oaks Dr., Corvallis, OR 97333 | Maximum Applicable Deductible Endorsement Added - Ded. shall not exceed 5% of the TIV, per endorsement. Master Policy: *\$50,000 Ded. applies per occurrence to Association Property, but with respect to loss or damage TO PROPERTY WITHIN A UNIT ("walls-in"), \$50,000 Ded. applies separately to each unit, per policy forms (HO-6 required at \$50K minimum limit). Please see enclosed endorsement re: "walls-in" coverage. Special Form (Wind/Hail not excluded); Replacement Cost Valuation; Agreed Amount; No Inflation Guard (values are reviewed annually); includes Ordinance or Law (A/B/C), Equipment Breakdown, Separation of Insureds, and Waiver of Subrogation, PER POLICY FORMS. Manager is additionally insured under GL and D&O; Fidelity insurance extends to manager, per policy forms.

CERTIFICATE HOLDER

CANCELLATION

PROOF OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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QUESTION: "Isn't the Master Insurance Policy Coverage Enough?"

ANSWER: No. As an individual, you retain certain personal property and liability exposures that can only be insured by you.

Here is a general guide to coverages that you should be securing as an individual owner.

The Master Policy provided by the Association provides basic coverage for the structure. However, there are at least five items that are not provided by the Association's policy that need to be maintained by the individual unit owner:

- **Personal Property Coverage** protects things in your home such as clothes and furniture from damage caused by specific perils.
- **Personal Liability Protection** provides payments for bodily injury or property damage you may be legally responsible for, such as incidents occurring inside your unit or resulting from your personal activities (for example, if your dog bites someone).
- **Loss of Use Protection** pays for necessary extra expenses (hotel, restaurants, etc.) while your home is uninhabitable because of damage from an insured peril.
- **Loss Assessment Coverage** offers protection against your portion of a loss assessment levied by the condominium association on all members to repair damage caused by an insured peril or cover an under-insured liability loss.
- **Real Property Coverage** is designed to pick up those structural features of your unit (interior fixtures, cabinets, countertops, wall treatments, floor treatments, etc.) that may not be insured by the Master Policy. In some cases, this coverage may even extend to the Master Policy deductible.* (If a loss originates within the interior of your unit, the Board of Directors may indicate that the loss is your responsibility and hold you responsible for the Master Policy deductible.)



*Some carriers do not provide coverage under either "Real Property" or "Loss Assessment" coverage for the Master Policy deductible; please consult your personal lines insurance agent/broker to find out whether your carrier is willing to extend this coverage. Similarly, inclusion of interior structural betterments/improvements in the Master Policy varies by carrier; please consult your association's insurance agent/broker for more information about your Master Policy's real property limitations or extensions.

The above five (5) coverages are available from a number of insurance carriers under a package called an HO-6 or an "Individual Unit Owner Policy."

**Questions? Please contact us: Cline Agency Insurance Brokers
TOLL FREE: (800) 966-9566 or email us at: info@clineagency.com**

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This is only a general description and is not a statement of contract. For a more detailed description of the policy terms, conditions, limitations and exclusions, please consult the policy itself.

QUESTION: "Whether or not the Association maintains master earthquake coverage, what coverage should I maintain individually?"

ANSWER: *There are four basic coverages available in an individual unit owner's earthquake policy. Most unit owners will be offered coverage from the California Earthquake Authority (CEA). The following will provide you with a general description of the coverage you should purchase individually.*

It's important to recognize that these are personal (not corporate) exposures, and as a result, they are YOUR responsibility to address/insure. If your Association maintains a master earthquake policy, these coverages will help to supplement that protection. However, the coverages are equally, if not more, important if the Association has NO earthquake insurance, as they will still help to insulate you from personal earthquake loss.

• **Earthquake Loss Assessment Coverage** – The normal loss assessment coverage under most HO-6/ individual unit owner policies specifically excludes a special assessment for damage caused by earthquake. As a result, it's important that you contact your personal lines agent or broker to ensure that Earthquake Loss Assessment Coverage is included as part of your earthquake policy.



If there were an earthquake loss, it's likely that the Board of Directors would have no other alternative but to levy a special assessment against all of the unit owners.

The special assessment will impact everyone--regardless of whether or not your unit sustains direct damage by the earthquake. Those unaffected unit owners will still be called upon to pay for their proportionate share of earthquake damage elsewhere in the project.

If your HOA has a master earthquake policy, the Board will likely assess you for your share of the deductible amount, which is often considerable. If there is no master earthquake policy, the Board will have to assess for the *total* cost to rebuild or repair the damage without the help of insurance. While your individual loss assessment coverage will most likely fall short of this larger amount, it will certainly contribute to diminishing your out-of-pocket expense in this scenario.

• **Earthquake Personal Property Coverage** – This portion of the individual unit owner's earthquake policy would insure the contents within your condominium unit, such as your clothes, furniture, electronics, etc., from loss due to earthquake.

• **Earthquake Loss of Use Coverage** – This portion of the individual unit owner's earthquake policy would pay for necessary additional living expenses (hotel, restaurants, etc.) while your condominium unit is uninhabitable because of damage from an earthquake.

• **Earthquake Real Property Coverage** – This portion of the individual unit owner's earthquake policy would compensate for any damaged structural elements within the interior of your condominium that are your responsibility to maintain/repair/insure. This could include coverage for wall treatments, floor treatments, built-in cabinets, built-in appliances, and non-load bearing walls; as most master earthquake policies exclude these features (unless your governing documents *require* the Association to maintain/repair/insure them).

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ASSOCIATION OF UNIT OWNERS OF WEST OAKS CONDOMINIUMS

Resolution Regarding Required Insurance for Owners

Authority: ORS 100.405	Powers of the Association
Bylaws Article V	Association Responsibilities; Board of Directors' Powers & Duties
Bylaws Art V Sec 3(m)	Board's Powers and Duties
Bylaws Art X Sec 6	Insurance and Bonds: Unit Owner's Obligations
House Rules page 8	Insurance Requirement
House Rules page 15	General Restrictions (compliance procedures in last paragraph)

The Board of Directors of the Association of Unit Owners of West Oaks Condominiums (WOCOA) adopts this resolution to further define and clarify insurance coverage that homeowners are required to carry according to the provisions of WOCOA governing documents.

****Each homeowner has two (2) months to obtain the proper insurance coverage and must submit a copy of their insurance declaration statement to WOCOA.**

****If the homeowner does not submit a copy of the insurance to WOCOA within the required time, then WOCOA shall follow the procedures on page 11 of the House Rules to correct the situation.**

1.1. Responsibility for Insurance.

(a) **Owners Property Insurance.** Owners shall be responsible for obtaining and maintaining insurance policies insuring their units for any losses less than the deductible (\$50,000 per unit) amount under the Association's policies and for insuring their own personal property for any loss or damage.

(b) **Tenants.** Tenants shall be responsible for insuring their own personal property for any loss or damage. West Oaks does not require any proof of insurance for tenants.

(c) **Owner Liability Insurance.** Owners of all units shall obtain and maintain comprehensive liability policies having combined limits of not less than Three Hundred Thousand Dollars (\$300,000) for each occurrence. The insurance shall provide coverage for, without limitation, the negligent acts of owners and tenants and their guests or other occupants of the units for damage to the general and limited common elements and other units and the personal property of the others located therein.

(d) **Association.** The Association shall have no responsibility to obtain or assist in obtaining property loss insurance for any owner or tenant for:

(1) **Damage to a unit** not covered by the Associations policy (because of the deductible amount or because the claim for loss or damage is one not normally covered by fire and property loss insurance policies with extended coverage endorsements); or

(2) **For any damage or loss to the owner's or tenant's personal property.**

1.2. Deductible Payment. The association will use the guidelines below to determine what party will pay the deductible amount related to an incident.

(a) **Damage Not Resulting from Negligence.**

(1) **Damage Affecting More Than One Unit.** If a loss affects more than one unit, when there is no negligence by any party, the parties which have sustained damage (the Association, unit owners or both), shall pay their proportionate share of the Association deductible. The share shall be a percentage determined by dividing the damage to those portions of the building the non-casualty maintenance of which is the responsibility of the party under the governing documents of the association, into the total of all building damage incurred in the loss.

(2) **Damage Affecting One Unit.** If the damage is confined to a single unit, the unit owner shall be responsible for the entire deductible of the master association policy.

(b) **Damage Resulting From Negligence.** If a loss affects more than one unit, the common elements or a combination thereof, to the extent the damage is the result of the negligence of a party, the deductible shall be allocated to the negligent party.

(c) **Owner Policy Deducible.** Owners of damaged units shall be responsible for payment

of their individual condominium unit owner policy deductible.

II. Duplicate Insurance Coverage. In the event of duplicate insurance coverage, the insurance policy obtained by the Association shall be considered the primary coverage.

III. Procedure for Claims Handling

3.1 All claims against the Association's insurance shall be processed through and coordinated by the Board of Directors, or, if authorized, the Association's managing agent.

3.2 Charges of managing agents for handling claims shall be paid by the Association to the extent the deductible is paid by the Association; and by the owner to the extent the deductible is paid by the owner. The deductible is per occurrence. The Association shall, when possible, include the managing agent's insurance claims administrative services within the insurance claim, if a claim is filed.

3.3 The Association shall seek reimbursement for all expenses of processing the claim from an owner when the claim exists and the insurance does not cover all the costs based on the same percentage share as the deductible is allocated.

3.4 If a claim by an owner against the Association's insurance policy is projected to be not covered by the Association's insurance policy by reasonable determination of the board of directors or, if authorized, the managing agent, then the Association retains the right to not complete the process of filing a claim against the association's insurance policy for the incident in question. The board of directors will reasonably determine if an event is covered under the insurance policy using exclusion information from a claim's adjuster of the Association's insurance company and/or information presented by the managing agent as well as the actual information for the policy.

Adopted 7-27-22 A Cooke, M Rose, M Ottmar