

5100 N. Marine Drive Insurance Requirement Rule

"Effective no later than August 1, 2003 the owner of every unit must obtain and maintain an insurance policy providing a minimum of Five Hundred Thousand Dollars (\$500,000) of insurance coverage for damage to other units in the building. Every unit owner's insurance policy must provide at least \$500,000 of coverage for:

1. Personal liability and compensatory damages resulting from property damage caused to another unit that originates in the insured's unit.
2. Damage to another unit caused by the negligence of the insured or his/her guest's residents or invitees all as specified in Section 12(h) of the Illinois Condominium Property Act, enacted in June, 2002.

The Rule's requirements are not satisfied by an insurance policy obtained by a renter. Similarly, some condominium homeowner insurance policies will not satisfy the requirements of this Rule without increased coverage limits and or special endorsements. Unit Owners are strongly encouraged to consult with their insurance professionals to ensure full compliance with this Rule.

In order to monitor compliance with the requirements of this Rule, during August of each year, every unit owner must provide the management office with a Certificate of Insurance as required by this rule. New owners must provide a copy of the Certificate to the Management Office within 30 days of purchase. Should the owner fail to provide a copy of the certificate, the Association's Board of Directors may, in addition to other remedies, purchase the insurance required by this Rule and charge the entire premium cost back to the unit owner. Pursuant to Section 12(h) of the Illinois Condominium Property Act, the Board shall not be liable to any person for decision to purchase (or not to purchase) insurance for a unit owner, or for the timing or coverage purchased by the Board for a unit owner."