

DECLARATIONS A: GENERAL POLICY INFORMATION

- Coverage applies only when a limit of insurance is shown in these declarations. These declarations are summaries, only. Please refer to the coverage forms and applicable endorsements for complete information.
- In return for the payment of the premium and subject to all the terms of this policy, we agree with you to provide the insurance stated in this policy.

Named Insured Name and Mailing Address

Bryant Woods Homeowners Association, Inc.
18275 Indian Creek Drive
Lake Oswego, OR 97035

Policy Number	Annual Premium	Fee
CAU512025-3	Year 1 \$3,467.00	\$0.00
	Year 2 \$3,467.00	\$0.00
Policy Period	Effective Date*	Expiration Date*
	Year 1 06/24/2020	06/24/2021
	Year 2 06/24/2021	06/24/2022

*12:01 AM Standard Time at your premises address

DIRECTORY OF DECLARATIONS

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American Benefits, Inc.
4800 SW Griffith Drive
Suite 300
Beaverton, OR 97005



Countersigned (Date)

03/16/2020

By (Authorized Representative)

Sari Amundson

Homeowners Association Insurance Policy

DECLARATIONS B: DIRECTORY OF APPLICABLE FORMS

Form Number and Edition Date	Form Title
CAU 3020 07/17	Homeowners Association Insurance Policy
CAU 3040 07/17	Directors and Officers Liability Coverage Part
CAU 3070 OR 07/17	Environmental Impairment Liability Coverage Part
CAU 3103 07/17	Disclosure Pursuant to Terrorism Risk Insurance Act
CAU 3106 06/19	Cap on Losses from "Certified Acts of Terrorism"
CAU 3109 07/17	Lead Exclusion
CAU 3110 07/17	Amended Water Exclusion
CAU 3111 06/19	Two-Year Policy Term
CAU 3226 07/18	Deductible Credit
CAU 3227 07/18	Deductible Allowance
CAU 3304 07/17	Additional Insured - Managers or Lessors of Premises
CAU 3304 07/17	Additional Insured - Managers or Lessors of Premises
CAU 3538 07/17	Oregon Changes- Amendatory Endorsement

DECLARATIONS C: 1. ADDRESSES AND DESCRIPTION OF BUILDINGS

1. ADDRESSES AND DESCRIPTION OF BUILDINGS

Coverage is provided for community structures and community personal property for a homeowners association consisting of one hundred forty five residential units. The premises is located at Indian Creek Way; Indian Creek Drive; Centerwood Street; Sage Hen Way; Sage Hen Circle; Sandpiper Way; Sandpiper Circle; Waxwing Way; Waxwing Circle; Wood Duck Way; Wood Duck Circle; Wood Thrush Way; Wood Thrush Circle; Deer Oak Circle; Deer Oak Avenue; Deerbrush Avenue, Lake Oswego, Clackamas County, OR 97035.

Homeowners Association Insurance Policy

DECLARATIONS D: PROPERTY DIRECT COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis.

- 1. COMMUNITY PROPERTY**
- 2. ADDITIONAL COMMUNITY PROPERTY**
- 3. NATURAL OUTDOOR PROPERTY**

1. COMMUNITY PROPERTY

Causes of Loss	Limit of Insurance	Deductible
Special including "Equipment Breakdown"	Guaranteed Replacement Cost	\$1,000 Per Occurrence

Community Structures

All of the items listed below are covered when not forming part of, or located within, or on a building.

- "Swimming Pools"
- Statues
- Outdoor fixtures
- Pool and Pump Houses
- Signs
- Roads, drives, walkways and other paved surfaces
- Recreation fixtures and courts
- Antennas and satellite dishes
- Sheds
- Temporary seasonal structures
- Shelters
- Cabanas
- Freestanding walls (excluding retaining walls)
- Fountains
- Fences and gates
- Gazebos
- Gate houses
- Mailboxes
- Light and flag poles
- Benches

Community Personal Property

- Equipment
- Tools
- Supplies and furnishings
- "Money" and "Securities"
- Non-motorized watercraft
- "Computer equipment", and "Media"
- "Valuable papers and records"
- Accounts receivables

2. ADDITIONAL COMMUNITY PROPERTY

Causes of Loss	Valuation	Deductible
Special including "Equipment Breakdown"	Replacement Cost	None

Covered Property	Limit of Insurance
Additional Structures: Bridges, Docks, Retaining Walls, Piers, Bulkheads and Wharves	\$10,000
Newly Acquired Buildings and Structures Buildings and Structures as described in D.1. above that you acquire at locations other than the location described in C.1.	\$250,000
Newly Acquired Community Personal Property Community personal property while at locations other than the "premises"	\$250,000
Newly Conveyed Buildings and Structures New buildings and structures built at the location described in C.1.	\$250,000

Homeowners Association Insurance Policy

Covered Property	Limit of Insurance
“Personal Effects”	
Personal Property of your directors and “officers” or “employees” while acting in the scope of their duties as such.	\$5,000 Per Person \$15,000 Per Occurrence
Personal Property of Others	
Personal property of others temporarily in your care, custody or control.	\$5,000 Per Person \$15,000 Per Occurrence
Off “Premises” Community Personal Property	
Community personal property while temporarily at other locations within the “coverage territory”.	\$50,000
Community Personal Property In Transit	
Community personal property while on conveyances being operated between points in the “coverage territory”.	\$50,000
“Fine Arts”	
Paintings, Pictures, Prints, Etchings, Sculptures, Art Glass, “Jewelry”, “Furs”, and other bona fide works of art of rarity, historical value or artistic merit.	\$15,000 Per Item \$50,000 Per Occurrence

3. NATURAL OUTDOOR PROPERTY		
Causes of Loss	Valuation	Deductible
“Specified Causes of Loss”	Replacement Cost	None
Covered Property		
Trees, Lawns, Shrubs, Plants		\$1,000 Maximum Per Tree, Plant, Lawn or Shrub \$20,000 Per Occurrence

Homeowners Association Insurance Policy

DECLARATIONS E: PROPERTY CONSEQUENTIAL LOSS COVERAGES

Coverages apply only as a consequence of direct physical loss or damage to “covered property” caused by or resulting from a covered Cause of Loss.

- Unless otherwise indicated, all Limits apply on a per occurrence basis
- No Deductible applies to Property Consequential Loss Coverages

1. LOSS OF INCOME

2. SUPPLEMENTARY PAYMENTS

1. LOSS OF INCOME

Community Income and Maintenance Fees and Assessments; Extra Expense; Rents; Community Income; Increased Period of Restoration; other temporary operation expenses.

Limit of Insurance

Actual Loss Sustained

Valuation

Actual Loss Sustained

2. SUPPLEMENTARY PAYMENTS

Limit of Insurance

Valuation

• Removal of Fallen Trees	\$10,000 \$1,000 Maximum per Tree	Actual Loss Sustained Actual Loss Sustained
• “Pollutant” Cleanup and Removal	\$25,000 per continuous 12 month period	Actual Loss Sustained
• Property Removal	\$300,000	Actual Loss Sustained
• Monetary Reward	\$5,000	10% of Paid Claim
• Debris Removal	\$300,000	Actual Loss Sustained
• Fire Department Service Charges	\$10,000	Actual Loss Sustained
• Fire Extinguisher Recharge	\$1,000	Actual Loss Sustained

DECLARATIONS F: CRIME COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis

Valuation

Actual Loss Sustained

Deductible

None

Covered Property

Causes of Loss

Limit of Insurance

All “Covered Property”	“Employee Dishonesty”	\$150,000 Combined Limit
All “Covered Property”	“Computer Fraud”	
“Covered Instruments”	“Depositors Forgery”	

Homeowners Association Insurance Policy

DECLARATIONS G: 1. LIABILITY COVERAGES - PRIMARY AND EXCESS

1. Liability - Primary and Excess

Limits of Insurance apply as:

- Indemnity payments for claims or “suits” seeking damages
- Both primary and excess unless otherwise indicated

Coverage	Limit of Insurance	Type of Limit
“Bodily Injury” And “Property Damage”	\$1,000,000	Per “Occurrence”
Products / Completed Operations	\$1,000,000 \$1,000,000	Per “Occurrence” Annual Aggregate
“Personal Injury” & “Advertising Injury”	\$1,000,000	Per “Offense”
Property Damage Legal Liability–Real Property	\$1,000,000	Per “Occurrence”
“Hired Auto” and “Nonowned Auto”	\$1,000,000	Per “Occurrence”
Medical Payments	\$5,000	Per Accident
Garage and Parking Areas Legal Liability		
Comprehensive Coverage	\$500 Deductible Applies Per “Occurrence”	
	\$25,000	Per “Occurrence” Limit
Collision Coverage	\$500 Deductible Applies Per “Occurrence”	
	\$25,000	Per “Occurrence” Limit

DECLARATIONS H: CLAIMS MADE LIABILITY COVERAGES

1. DIRECTORS AND OFFICERS LIABILITY COVERAGE
2. ENVIRONMENTAL IMPAIRMENT LIABILITY COVERAGE

1. DIRECTORS AND OFFICERS LIABILITY - CLAIMS MADE

- Limits of Insurance apply as:
- Indemnity payments for “claims” or “suits” seeking pecuniary relief.
 - “Defense costs” for “claims” or “suits” seeking non-pecuniary relief.

Coverage	Limit of Insurance
Directors and Officers Liability	\$1,000,000 Each “Wrongful Act”
	\$1,000,000 Aggregate

Retroactive Date: NONE

This insurance does not apply to “loss” because of “wrongful acts” which took place before the Retroactive Date.

Optional Extended Reporting Period: 3 years

The premium for the Optional Extended Reporting Period is: \$1,318

Homeowners Association Insurance Policy

2. ENVIRONMENTAL IMPAIRMENT LIABILITY - CLAIMS MADE AND REPORTED

Limits of Insurance apply as: • Indemnity payments and “defense costs” for “claims” seeking damages arising out of “pollution conditions”.

Coverage	Limit of Insurance
Environmental Impairment Liability	\$500,000 Each “Loss”
	\$500,000 Aggregate
	\$5,000 Retained Limit Each “Loss”

Retroactive Date: _____ NONE _____

This insurance does not apply to “loss” from “pollution conditions” which took place before the Retroactive Date.

Optional Extended Reporting Period: _____ 1 year _____

The premium for the Optional Extended Reporting Period is: _____ \$304 _____

NOTICE

Any emergency arising out of “pollution conditions” covered by Environmental Impairment Liability Coverage should be reported immediately to the on call 24 hour hotline at 1-800-432-2481, administered by XL Specialty Claims, a division of the XL Insurance Companies.

Homeowners Association Insurance Policy

In Witness Whereof, American Alternative Insurance Corporation has caused this policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our duly authorized representative.



Michael Kerner
President



Robin Willcox
Secretary