



CONDOMINIUM CERTIFICATE OF INSURANCE				
NAMED INSURED:	The Owners: Condominium Plan No. 7520358 o/a Woodland Court			
MAILING ADDRESS:	c/o Hallmark Management - #301, 9768 - 170 Street, Edmonton, AB T5T 5L4			
POLICY PERIOD:	From: July 20, 2023	To: July 20, 2024		
	12:01 AM standard time at the Postal Address of the Insured			
INSURED LOCATION:	441 Switzer Drive, Hinton, AB T7V 1Z7			
CONSTRUCTION:	Frame	Storey(s): 2	Building(s): 7	Square Feet: 38,746
OCCUPANCY:	Townhouse	Residential Units: 40	Commercial Units: 0	Year Built: 1971
Insurance is provided, subject to Declarations, along with Supplementary Declarations, Policy Conditions, Forms, Riders and Endorsements, if any, issued to form part thereof, complete the Policy.				

SCHEDULE OF INSURANCE				
	COVERAGE		DEDUCTIBLE	LIMIT
SECTION I	PROPERTY - All Risks			
	All Property (as per the Condominium Corporation By-Laws)		\$10,000	\$9,400,000
	All Property - Vacant /Unoccupied Units		\$15,000	Included
	Hail Damage		\$50,000	Included
	Water Damage		\$50,000	Included
	Sewer Back-up Coverage		\$50,000	Included
	Flood Damage		\$25,000	Included
	Earthquake Damage		5%(\$100,000 Minimum)	Included
SECTION II	COMMERCIAL GENERAL LIABILITY & EXCESS LIABILITY			
	Bodily Injury & Property Damage	Per Occurrence	\$1,000	\$20,000,000
	Tenants Legal Liability	(Broad Form)	\$1,000	\$500,000
	Limited Pollution Liability Coverage	Aggregate	\$1,000	\$1,000,000
	**Additional Insured Endorsement: Property Manager - Hallmark Management			
SECTION III	DIRECTORS & OFFICERS LIABILITY & EXCESS LIABILITY			
	Each Loss Limit	(Claims Made Basis)	\$500	\$20,000,000
SECTION IV	COMPREHENSIVE CRIME / FIDELITY BOND			
	Employee Dishonesty Form A		Nil	\$1,000,000
SECTION V	EQUIPMENT BREAKDOWN			
	Direct Damage		\$1,000	\$9,400,000
SECTION VI	VOLUNTEER ACCIDENT			
	Specific Loss Accident Indemnity	Aggregate / Waiting Period		\$1,000,000
SECTION VII	LEGAL EXPENSE			
	Enhanced Cover Plus, Retroactive Date Included (Claims Made Basis)	Aggregate	Nil	\$1,000,000
LOSS IF ANY PAYABLE TO:	Lenders and Mortgage Companies are referred to the provisions of the Alberta Condominium Property Act, Chapter C22, of the Revised Statutes of Alberta 2000; and to the by-laws of the above referenced Condominium Corporation with respect to placement of insurance, disbursement and utilization of the insurance proceeds.			
	(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)			

LIST OF INSURERS/SERVICE PROVIDERS		
Insurance Company/Service Provider	Section	Policy No.
As per Subscribing Insurance Companies on file with HUB International Insurance Brokers	Property	BSP70128
	Commercial General Liability	BSP70128
	Directors & Officers	BSP70128
	Comprehensive Crime	BSP70128
	Equipment Breakdown	CMP81651422
	Volunteer Accident	HUBP1000/1487
	Legal Expense	BSP70128

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

This Policy shall not be valid unless countersigned by a duly Authorized Representative of the Insurer

HUB International Insurance Brokers

Dated: July 19, 2023

Per: **Kelly Barclay, CIP, CRM**
(Authorized Representative)

Per: **Marvin Pawlivsky**
(Authorized Representative)

This is to certify that the policy of insurance as described above has been arranged through this office for the Condominium Corporation named above for whom this certificate is executed. The issuance of this certificate does not impose any responsibility upon HUB International Insurance Brokers or the Insurer(s) to maintain the coverage stated or advise of the termination of any policies beyond that required by the terms and conditions of these policies.

This certificate is for information purposes only and is subject to all the limitations, exclusions and conditions of the above-listed policies as they now exist or may hereafter be endorsed. If there is a discrepancy between this certificate and the policy documents the policy documents shall prevail.