

Dear PGA WEST Residential Association Homeowners,

The Association's insurance policies renewed on October 1, 2024. Attached, you'll find two Certificates of Insurance:

1. **Certificate of Property and Liability Insurance – 10/01/2024 to 10/01/2025**
 - Bare Walls Policy
 - Total coverage amount has decreased from \$600M to \$200M
 - Water damage deductible has increased from \$20,000 to \$50,000 per incident
 - Fire damage deductible is \$10,000 per incident
2. **Certificate of Insurance (Earthquake Policy)**
 - Covers common areas only
 - Deductible is 15% of the property value, as shown on the Statement of Covered Locations and Values, per unit, subject to a \$25,000 minimum per occurrence

Please note that the Association's CC&Rs require homeowners to separately insure their 'unit' and all personal property, as well as any improvements within the unit. Compliance with this requirement is essential, particularly under the Bare Walls Policy, which covers perils up to and including studs, drywall, and rough electrical and plumbing. Owners must insure flooring, cabinets, countertops, plumbing, electrical fixtures, and personal property.

Additionally, we recommend considering Earthquake Insurance with loss assessment coverage for added protection.

If you have any questions, please feel free to reach out via email at reply@pgawest.org or by phone at (760) 771-1234.

Respectfully,
Management



General Insurance Information for the Homeowners of PGA WEST RESIDENTIAL ASSOCIATION, INC.

Our agency is pleased to have been retained as the insurance service provider for the PGA West Residential Association, Inc. effective 10/01/2024. In coordination with the Association, our agency would like to provide all homeowners with information of what the master insurance policy covers *within the residential units*. Additionally, there is a change this year with the Earthquake policy in that it only covers the non-residential common area structures. Please see page two for more information. To ensure that all homeowners are maintaining proper limits of insurance, please review the information below and on the reverse.

Items Covered by the Master Policy: The interior coverage extends to all studs, drywall, rough electrical and plumbing. **The Association carries a \$50,000 water damage deductible and a \$10,000 deductible for all other property claims.**

Individual Unit Owner Insurance Needs: Whether you personally occupy your unit or have a tenant, please inform your personal insurance agent that you need an **HO-6 insurance** policy. Owners need to insure all interior items beyond the drywall that are a part of the building or structure. Examples would be: plumbing and electrical fixtures; cabinetry, countertops, appliances, floor coverings, ceiling coverings, wall coverings, etc. It is also important to cover your personal contents, liability, loss of use, loss assessment, and earthquake insurance coverage for your interior. Please refer to the accompanying insurance responsibility checklist.

Individual Assessments and the Association's Deductible:

All homeowners should consider insurance to cover assessments levied by the Association to a homeowner, as well as coverage which helps the individual homeowner pay for the Association's deductible. This coverage is often referred to loss assessment coverage or interior building coverage, check with your individual insurer.

Example: A water pipe bursts inside a unit, which causes damage. The individual homeowner may be solely responsible for the Association's insurance deductible.

Through an effective individual unit owner policy (HO-6), coverage for your Association deductible can be easily obtained. Please talk to your individual insurance agent.

How to Obtain a Certificate of Insurance:

Certificates of Insurance (available to financial institutions for loan purposes) may be obtained by visiting www.EOIDirect.com or contacting their help desk at (877) 456-3643.

How to File a Claim:

If you have a claim, notify your Association's management and your own homeowner's insurance carrier.

The above information is provided to assist in understanding the basic coverage on the Association's and Unit Owner's policies. For final coverage determination, both policies should be reviewed.



Insurance Responsibility Checklist

Insurable Property	Insured by HOA	Insured by Homeowner
Exterior Building Structure	X	
Building Utility Installations	X	
Drywall of Unit as Originally Constructed	X	
Rough Plumbing and Electrical	X	
Flooring and Wall Coverings		X
Countertops		X
Cabinetry		X
Appliances		X
Plumbing and Electrical Fixtures		X
Built In Additions		X
Windows	X	
Entry Door	X	
Personal Property: Furniture, Electronics, Clothing, etc.		X
Loss Assessment		X

The Unit Owner's HO-6 Policy will cover items such as: Personal Property, Building Improvements, Interior Structures, Liability, Loss of Use, and Loss Assessment. Talk to an Agent about this important policy as these items are not covered by the association's insurance policy.

Non-Owner-occupied units need similar coverage, but with the addition of Loss of Rents.

Special Note Regarding Earthquake Insurance:

The new Earthquake policy is covering non-residential common area buildings. In past years, the association carried a small amount of coverage for damage to residential structures. This coverage has been eliminated due to the overall increased cost of insurance and the availability of alternative programs. Owners can obtain coverage through various options such as MOTUS Insurance or the California Earthquake Authority (CEA). Contact information as follows:

MOTUS: www.motusins.com or (833) 688-8746.

CEA can be found through your personal HO6 insurance agent or www.earthquakeauthority.com

For help with your individual policy or general inquiries, please call our office 800-482-4467.

The above information is provided to assist in understanding the basic coverage on the Association's and Unit Owner's policies. For final coverage determination, both policies should be reviewed.

2024 - 2025 Insurance Disclosure Statement

(As required by California Civil Code Section 5300)

PGA WEST RESIDENTIAL ASSOCIATION, INC.

The California Civil Code Section 5300 requires that the Association send insurance disclosure statement to each of its members. Accordingly, we are providing you the following information in compliance with the Civil Code.

The following is a summary of the association's insurance coverage for policy period 2024 - 2025:

**Coverage for Items 1, 2, 3, 5, 6, 7 & 8 below are provided by: Prendiville Insurance Agency
Phone: (949) 487-9696 / fax: (949) 487-9626**

1. Property Insurance: Policy # PHPK2697846-000

- | | | |
|-----|-------------------------------------|---|
| (A) | Insurance carrier: | <u>Philadelphia Indemnity Insurance</u> |
| (B) | The type of insurance: | <u>Property</u> |
| (C) | The policy limits of the insurance: | <u>\$ 200,000,000</u> |
| (D) | The amount of deductible, if any: | <u>\$ 10,000 / Water Damage: \$50,000</u> |
| (E) | The policy term is: | <u>10/01/2024 - 10/01/2025</u> |

2. Liability Insurance: Policy # PHPK2697846-000

- | | | |
|-----|-------------------------------------|--|
| (A) | Insurance carrier: | <u>Philadelphia Indemnity Insurance</u> |
| (B) | The type of insurance: | <u>Commercial General Liability</u> |
| (C) | The policy limits of the insurance: | <u>\$ 1,000,000 Per Occurrence</u>
<u>\$ 2,000,000 Annual Aggregate</u> |
| (D) | The amount of deductible, if any: | <u>N/A</u> |
| (E) | The policy term is: | <u>10/01/2024 - 10/01/2025</u> |

3. Earthquake Insurance: Policy # GFD03004773-00

- | | | |
|-----|-------------------------------------|--|
| (A) | Insurance carrier: | <u>Golden Bear Insurance Company</u> |
| (B) | The type of insurance: | <u>Earthquake Coverage</u> |
| (C) | The policy limits of the insurance: | <u>\$ 8,693,766</u> |
| (D) | The amount of deductible, if any: | <u>15%, Subject to Minimum of \$25,000</u> |
| (E) | The policy term is: | <u>10/01/2024 - 10/01/2025</u> |

4. Flood Insurance: N/A

- | | | |
|-----|-------------------------------------|-----------------------|
| (A) | Insurance carrier: | <u>N/A</u> |
| (B) | The type of insurance: | <u>Flood Coverage</u> |
| (C) | The policy limits of the insurance: | <u>N/A</u> |
| (D) | The amount of deductible, if any: | <u>N/A</u> |
| (E) | The policy term is: | <u>N/A</u> |

5. Fidelity Insurance (Fidelity Bond/Employee Dishonesty) Coverage: Policy # 4124011490655Y

- (A) Insurance carrier: PMA Companies, Inc. & Excess Carriers
- (B) The type of insurance: Crime
- (C) The policy limits of the insurance: \$ 18,000,000
- (D) The amount of deductible, if any: \$ 25,000
- (E) The policy term is: 10/01/2024 - 10/01/2025

6. Directors & Officers Liability Insurance Coverage: Policy # Pending

- (A) Insurance carrier: Travelers Casualty and Surety Company of America
- (B) The type of insurance: D&O Liability
- (C) The policy limits of the insurance: \$ 1,000,000 Per Occurrence
\$ 1,000,000 Annual Aggregate
- (D) The amount of retention, if any: \$ 10,000
- (E) The policy term is: 10/01/2024 - 10/01/2025

7. Umbrella Liability Insurance Coverage: Policy # PPP7475883

- (A) Insurance carrier: Greenwich Insurance Company
- (B) The type of insurance: Umbrella Liability
- (C) The policy limits of the insurance: \$ 25,000,000 Per Occurrence
\$ 25,000,000 Annual Aggregate
- (D) The amount of retention, if any: N/A
- (E) The policy term is: 10/01/2024 - 10/01/2025

8. Workers' Compensation Insurance Coverage: Policy # N/A

- (A) Insurance carrier: N/A
- (B) The type of insurance: Workers' Compensation Insurance
- (C) The policy limits of the insurance: N/A
- (D) The amount of deductible, if any: N/A
- (E) The policy term is: N/A

This summary of the Association's policies of insurance provides only certain information, as required by subdivision (b)(9) of Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Cert ID 38331

DATE (MM/DD/YYYY)

10/01/2024

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

PRODUCER NAME, CONTACT PERSON AND ADDRESS Prendiville Insurance Agency 24661 Del Prado, Suite 3 License #0740433 Dana Point CA 92629		PHONE (A/C, No, Ext): (949) 487-9696	COMPANY NAME AND ADDRESS Golden Bear Insurance Company		NAIC NO: 39861
FAX (A/C, No): (949) 487-9626		E-MAIL ADDRESS:	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE Earthquake		
AGENCY CUSTOMER ID #: 449811		NAMED INSURED AND ADDRESS PGA West Residential Association, Inc. 54-320 Southern Hills La Quinta CA 92253		LOAN NUMBER	POLICY NUMBER GFD03004773-00
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 10/01/2024	EXPIRATION DATE 10/01/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
		THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION All Commons Areas within PGA West Residential Association Inc., La Quinta, CA 92253

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	SPECIAL	X	Earthquake
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 8,693,766				DED: 15%			
		YES	NO	N/A			
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE				X	If YES, LIMIT:	Actual Loss Sustained; # of months:	
BLANKET COVERAGE			X		If YES, indicate value(s) reported on property identified above: \$		
TERRORISM COVERAGE			X		Attach Disclosure Notice / DEC		
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X					
IS DOMESTIC TERRORISM EXCLUDED?		X					
LIMITED FUNGUS COVERAGE			X		If YES, LIMIT:	DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)		X					
REPLACEMENT COST			X				
AGREED VALUE			X				
COINSURANCE			X		If YES, %		
EQUIPMENT BREAKDOWN (If Applicable)				X	If YES, LIMIT:	DED:	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		X			If YES, LIMIT:	DED:	
- Demolition Costs		X			If YES, LIMIT: 270,000	DED:	
- Incr. Cost of Construction		X			If YES, LIMIT: 270,000	DED:	
EARTH MOVEMENT (If Applicable)			X		If YES, LIMIT:	DED:	
FLOOD (If Applicable)			X		If YES, LIMIT:	DED:	
WIND / HAIL INCL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Subject to Different Provisions:				X	If YES, LIMIT:	DED:	
NAMED STORM INCL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Subject to Different Provisions:				X	If YES, LIMIT:	DED:	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				X			

CANCELLATION

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

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE <input type="checkbox"/>	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE	X Certificate Holder		
NAME AND ADDRESS PGA West Residential Association, Inc. 54-320 Southern Hills La Quinta CA 92253			AUTHORIZED REPRESENTATIVE

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Special Conditions Overflow

DATE
10/01/2024

AGENCY	PHONE, (A/C, No, Ext): (949) 487-9696	APPLICANT (First Named Insured)	PGA West Residential Association, Inc. 54-320 Southern Hills La Quinta CA 92253
	Fax (A/C, No.): (949) 487-9626		
Prendiville Insurance Agency 24661 Del Prado, Suite 3 Dana Point CA 92629			
CODE:	SUB CODE:		
AGENCY CUSTOMER ID: 449811			

SPECIAL CONDITIONS / OTHER COVERAGES

This Evidence of Insurance is Intended to Provide Proof of Coverage Only.
Earthquake Deductible: 15% of the values shown on the Statement of Covered Locations and Values,
per unit if insurance, subject to \$25,000 Minimum Per Occurrence; AOP is \$25,000 Per Occurrence.

*CANCELLATION: EXCEPT 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/01/2024

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 Prendiville Insurance Agency 24661 Del Prado, Suite 3 License #0740433 Dana Point CA 92629	CONTACT NAME: PHONE (A/C, No, Ext): (949) 487-9696	FAX (A/C, No): (949) 487-9626
	E-MAIL ADDRESS:	
INSURED PGA West Residential Association, Inc. 54-320 Southern Hills La Quinta CA 92253	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Philadelphia Indemnity Insurance	18058
	INSURER B: Greenwich Insurance Company	22322
	INSURER C: Travelers Casualty and Surety	19038
	INSURER D: PMA Companies, Inc. / Chubb Ins.	12262
	INSURER E: Cowbell Specialty Insurance Co	17372
	INSURER F: Northfield Insurance Company	27987

COVERAGES

KD

CERTIFICATE NUMBER: Cert ID 38329 (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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> *D&O is Claims Made <input checked="" type="checkbox"/> D&O Retention \$10000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		PHPK2697846-000 C)D&O: Pending	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 D&O Liability* \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		PHPK2697846-000	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ N/A	Y		PPP7475883	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property (R/C)			PHPK2697846-000	10/01/2024	10/01/2025	Prop. Ded: \$10,000; Water: \$50k \$ 200,000,000
E	Cyber Liability	Y		Pending	10/01/2024	10/01/2025	Cyber Liability Ded: \$2,500 \$ 2,000,000

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


Bare Walls Coverage Applies. Association has 1,422 units. Building limit covers only 1,354 Units, 524 Buildings. Building Ordinance Coverage: A(Undamaged)=Included; B(Demolition)=\$1,000,000; C(Increased Construction Cost)=\$1,000,000.

Fidelity Bond Total Limit: \$18,000,000. Bond Breakdown: D) Primary Bond Policy #4124011490655Y: Limit: \$6,000,000; Deductible: \$25,000. Excess Bond Carriers: Great American Ins. Co. Policy #SSA-554-38-21-9505-014, Limit: \$5,000,000. / Travelers Casualty & Surety Policy #107924989, Limit: \$5,000,000. / Continental Casualty Insurance Co. Policy #618924331, Limit: \$2,000,000.

F) Pesticide Liability Policy #WS627971, Limit: \$1,000,000 Per Occurrence; Deductible: \$1,000.

*CANCELLATION: 30 DAY NOTICE, EXCEPT 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.

CERTIFICATE HOLDER**CANCELLATION**

c/o Board of Directors 54-320 Southern Hills La Quinta CA	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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