

**HAWAIIKI TOWER
REMINDERS REGARDING INSURANCE COVERAGE
AND PROCEDURES FOR PROCESSING CLAIMS AND HANDLING REPAIRS**

Owners and residents are reminded of the following important information concerning insurance at the HAWAIIKI TOWER:

A. What is Covered By the Association's Insurance:

- * The Association's insurance covers the building, common elements and items included in the unit as originally built (e.g., carpets, appliances, cabinets, etc. of comparable quality to what came with the unit when first sold).
- * The Association's policy has a deductible of \$5,000 for property damage for the policy period commencing April 10, 2006. In most instances this will be deducted from the amount paid to an owner for a covered loss.

B. What is NOT Covered By the Association's Insurance:

- * It **does not cover** upgrades, such as wood flooring, wall covering, custom cabinetry and countertops, etc., or items not included with the unit as built, such as drapes.
- * It **does not cover** an occupant's furniture or other personal property, whether located in the unit or in a common or limited common element, such as the garage or external storage lockers.
- * Owner's Personal Liability

C. Owners'/Residents' Responsibilities:

- * The Association is **not** an insurer of owners or residents. It is not automatically responsible for uninsured damage or loss simply because a problem originated in, on or from the common elements, such as a drain overflowing or a pipe leaking. It is also not automatically responsible for damage or loss to items in a storage locker or for vehicles damaged in or stolen from the parking garage. The circumstances must be examined to determine whether the Association is liable for the damage or loss.
- * *Owners and residents must obtain their own insurance to cover their personal property, upgrades to their units, vehicles of any type left in the parking garage and items placed in storage lockers, and to cover the deductible under any other insurance which may apply.*

PROCEDURES FOR HANDLING REPAIRS AND CLAIMS

- * All damage or loss occurring on HAWAIIKI TOWER premises should be promptly reported to the Resident Manager or, if he is not available, to the Managing Agent. The Resident Manager can be reached by dialing (808) 589-1344 or by stopping by the HAWAIIKI TOWER management office.
- * Except for emergency repairs necessary to prevent further damage or loss, all repairs must be approved in advance by the Resident Manager or the Association's Board of Directors in order to be considered for possible reimbursement by the Association.
- * The Resident Manager or the Managing Agent will serve as the liaison between an owner or resident and the Association's insurance carrier, at least up to the point at which the carrier determines whether there is coverage. *Because of the difficulty Condominium Associations have in obtaining insurance in the current market, it is requested that Owners and Occupants not contact the Association's carrier directly unless authorized to do so by the Resident Manager or the Managing Agent.*