

RESIDENTIAL CONDOMINIUM UNIT OWNERS INSURANCE POLICY

NAMED PERILS COVERAGE

A GUIDE TO YOUR POLICY

This policy consists of the "Declaration Page", a Property Insurance section and a Liability Insurance section.

The "Declaration Page" will show the insurance coverage that you have purchased.

The Property Insurance section describes insurance that may be purchased for "your" property. "You" should check with the Declaration "you" received from "your" "Condominium Corporation" office to ensure that "you" are purchasing appropriate amounts of insurance for the financial obligations "you" are assuming. All "Condominium Corporation" Declarations are not the same.

The Liability Insurance section describes the insurance for "your" "legal liability" to others because of "bodily injury" and "property damage".

Statutory and Additional Conditions follow both Sections.

This policy contains various exclusions and limitations that eliminate or restrict coverage. Please read it carefully.

Words and phrases shown in "quotations" have special meaning, either as defined under Definitions, or as otherwise specifically defined within the policy.

Insurance cannot be a source of profit. It is designed to indemnify "you" against actual losses or expenses incurred by "you" or for which "you" are liable, arising from accidental events.

This policy is a legal contract that has been designed for "you", based on the occupancy, use, services, utilities and other circumstances pertinent to "your" property that you disclosed to "your" broker or agent at the time "you" completed "your" application. When there is a change to any of these circumstances, be sure to notify "your" broker or agent accordingly.

In the event of loss or damage to "your" property, notify "your" agent or broker or "us" immediately.

AGREEMENT

"We" provide the insurance described in this policy in return for payment of the premium and subject to the terms and conditions set out. The "declaration page" summarizes the coverages and amounts of insurance "we" have agreed to provide and the period for which they are provided. Failure to comply with any term or condition may result in the denial of a claim under this policy.

All amounts of insurance, premiums, and other amounts as expressed in this policy are in Canadian Currency.

DEFINITIONS

"Bodily Injury" means bodily injury, sickness or disease or resulting death.

"Business" means any full time or part time pursuit undertaken for financial gain including a trade, profession, or occupation.

"Business Property" means property on which a "business" is conducted, property rented in whole or in part to others, or held for rental.

"Compensatory Damages" means damages due or awarded in payment for actual injury or economic loss. "Compensatory damages" does not include punitive or exemplary damages.

"Condominium Corporation" means a condominium or strata corporation established under provincial legislation.

“Condominium Unit Owner” means an owner of a residential “unit” forming part of property owned by a condominium or strata corporation.

“Data” means representations of information or concepts, in any form.

“Data Problem” means:

1. erasure, destruction, corruption, misappropriation or misinterpretation of “Data”;
2. error in creating, amending, entering, deleting or using “Data”; or
3. inability to receive, transmit or use “Data”; or
4. damage to electronic data processing equipment or other related component system, process or device.

“Declaration Page” means the Section of “your” Insurance Policy containing basic information such as “your” name and address, the description and location of the insured property, the policy term, the amount of coverage, and premium amounts.

“Detached Private Structure” means private buildings and structures detached from “your” “Unit” and which are on “your” “premises”. If they are connected to “your” “Unit” by a fence, utility line or similar connection only, they are considered to be a “detached private structure”.

“Domestic Fuel Tank” means a permanently installed, above-ground “domestic fuel tank(s)” that is part of a heating unit for the insured dwelling or for the insured “detached private structure(s)”. The “domestic fuel tank” includes equipment, apparatus or piping which forms part of the permanent “domestic fuel tank” installation. A permanently installed “domestic fuel tank(s)” located in the basement of an insured dwelling or an insured “detached private structure(s)” is to be deemed to be above-ground.

“Domestic Water Container” means a device or apparatus for personal use on the “premises” for containing, heating, chilling, or dispensing “water”.

“Farm” means an area of land and buildings for the growing of crops and/or raising of animals.

“Flood” includes, but is not limited to waves, tides, tidal waves, the overflow of any body of “water”, whether natural or man-made, breakage or overflow of man-made dikes, flood walls, levees or similar “water” control measures.

“Fungi” includes, but is not limited to, any form or type of mould, yeast, mushroom or mildew whether or not allergenic, pathogenic, or toxigenic, and any substance, vapour or gas produced by, emitted from or arising out of any “fungi” or “spores” or resultant mycotoxins, allergens or pathogens.

“Ground water” means “water” below the surface of the ground, including that which exerts pressure on or flows, seeps, or leaks through sidewalks, driveways, foundations, walls, basement or other floors, or through doors, windows or any other openings in such sidewalks, driveways, foundations, walls or floors.

“Leakage” means the accidental entry, escape or release of “water” or other fluid through a gap, flaw or other opening.

“Legal liability” means responsibility which courts recognize and enforce between persons who sue one another.

“Personal Transporter” means a self-balancing, electric-powered transportation device able to turn in place and designed for one person, with a top speed of 20km/h.

“Pollutant” means any solid, liquid, gaseous, or thermal irritant or contaminant, including vapour, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned, or reclaimed. “Pollutants” do not mean fuel oil that is contained in a “domestic fuel tank”, apparatus or pipes used to heat the “unit”.

“Premises” means “your” “unit” and includes garages, outbuildings, and private approaches reserved for “your” use or occupancy only.

Under the LIABILITY COVERAGE SECTION, “premises” also means all “premises” where the person(s) named as insured on the “Declaration Page”, or his or her spouse, maintains a residence. It also includes:

1. other residential “premises” specified on the “Declaration Page”, except “business” property and farms;
2. individual or family cemetery plots or burial vaults;

3. vacant land in Canada “you” own or rent, excluding “farm” land;
4. land in Canada where an independent contractor is building a one, two or three-family residence to be occupied by “you”;
5. “premises” “you” are using or where “you” are temporarily residing if “you” do not own such “premises”, as long as “you” are not the lessee or tenant of the “premises” under any agreement which is longer than 90 consecutive days;
6. any site “you” own or rent for the recreational use or seasonal storage of any trailer;
7. “premises” in Canada to be occupied by “you” as “your” principal residence from the date “you” acquire ownership or take possession but not beyond the earliest of:
 - a) 30 consecutive days;
 - b) the date the policy expires or is terminated;
 - c) the date upon which specific liability insurance is arranged for such “premises”.

“Property Damage” means damage to, or destruction of, or loss of use of tangible property.

“Residence Employee” means a person employed by “you” to perform duties in connection with the maintenance or use of the insured “premises”. This includes persons who perform household or domestic services or duties of a similar nature for “you”. This does not include persons while performing duties in connection with “your” “business” or farming operation.

“Seepage” means the slow movement or oozing of “water” or other fluid through small openings, cracks or pores.

“Specified Perils” means, subject to the exclusions and conditions in this policy;

1. fire;
2. lightning;
3. explosion;
4. smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the “premises”;
5. falling object which strikes the exterior of the “Unit” or building;
6. impact by aircraft or land vehicle;
7. riot;
8. vandalism or malicious acts, not including loss or damage caused by theft or attempted theft;
9. “water” escape meaning:
 - (a) the sudden and accidental escape of “water” from within a “water main”, swimming pool or equipment attached;
 - (b) the sudden and accidental escape of “water” or steam from within a heating, sprinkler, air conditioning or plumbing system, “domestic water container” or waterbed which is located inside “your” dwelling;
 - (c) “water” which enters through an opening which has been created suddenly and accidentally by an insured peril;
10. windstorm or hail;
11. transportation meaning loss or damage caused by collision, upset, overturn, derailment, stranding or sinking of any automobile or attached trailer in which the insured property is being carried. This would also apply to any vehicle of a common carrier, but does not include loss or damage to property in a vacation or home trailer which is owned by “you”.

“Spore(s)” includes, but is not limited to, any reproductive particle or microscopic fragment produced by, emitted from or arising out of any “fungi”.

“Spouse” means either of two persons who are:

- married to each other or who have together entered into a marriage that is voidable or void; or
- living together in a conjugal relationship outside marriage and have so lived together continuously for a period of 3 years or, if they are the natural or adoptive parents of a child, for a period of one year; or
- considered “spouses” under the Family Law Act, or its’ equivalent, in the jurisdiction in which the policy was issued.

“Student” means any “student” insured by this policy, who is temporarily living away from home for the purpose of attending a school, college or university. The “student” must be dependent on the Named Insured or his or her “spouse” for support and maintenance in order for coverage on this policy to extend to him/her.

“Surface waters” means “water” on the surface of the ground where “water” does not usually accumulate in ordinary watercourses, lakes or ponds. This includes any waterborne objects.

“Tenant” means one who rents property from another for private dwelling purposes.

“Terrorism” means an ideologically motivated unlawful act or acts, including but not limited to the use of violence or force or threat of violence or force, committed by or on behalf of any group(s), organization(s) or government(s) for the purpose of influencing any government and/or instilling fear in the public or a section of the public.

“Under Construction” means construction from the foundation, or any alterations or repairs to the dwelling which result in the piercing of an exterior wall or the roof for more than twenty-four (24) hours, or which necessitates “your” temporary relocation.

“Unit” means the condominium “unit”, strata lot or exclusive portion described in the Condominium Declaration or Co-ownership Declaration occupied by “you” as a private residence.

“Vacant” means the occupant(s) has/have moved out with no intent to return, regardless of the presence of furnishings. A newly constructed condominium “unit” is “vacant” after it is completed and before the occupant(s) move(s) in. Furthermore, the condominium “unit” is also “vacant” when the occupant(s) move(s) out and before any new occupant(s) move(s) in.

“Volunteer” means any person who donates time to an organization for a charitable purpose or in direct service to the general public or the community.

“Water” means the chemical element defined as H₂O in any of its three natural states, liquid, solid and gaseous.

“Water main” means a pipe forming part of a public “water” distribution system, which conveys consumable “water” but not wastewater.

“We” or **“us”** means the Company or Insurer providing this insurance.

“You” or **“your”** means the person(s) named as Insured on the “Declaration Page” and, while living in the same household, his or her “spouse”, the relatives of either or any person under the age of 21 in their care. This also includes any “student” insured by this policy, who is temporarily living away from home for the purpose of attending a school, college or university.

Under the LIABILITY COVERAGE SECTION, “you” or “your” also means:

1. any person or organization legally liable for damages caused by a watercraft or animal owned by “you”, and to which this insurance applies. This does not include anyone using or having custody of the watercraft or animal in the course of any “business” or without the owner’s permission;
2. a “residence employee” while performing their duties for “you”;
3. “your” legal representative having temporary custody of the insured “premises”, if “you” die while insured by this policy, for “legal liability” arising out of the insured “premises”;
4. any person who is insured by this policy at the time of “your” death and who continues residing on the insured “premises”.

Only the person named on the “Declaration Page” may take legal action against “us”.

PROPERTY INSURANCE SECTION

ALL THE STATUTORY AND ADDITIONAL CONDITIONS OF THIS POLICY APPLY TO ALL PROPERTY COVERAGE IN THIS SECTION

PROPERTY INSURED

This policy insures the following property but only those items for which an amount of insurance is shown on the "Declaration Page". These amounts include the cost of removal of debris of the property insured by this policy as a result of an Insured Peril. When the damage to the property plus the cost of cleaning and removal of debris exceed the limit of insurance for the damaged property, an additional 5% of the limit of insurance on the damaged Personal Property will be available to cover debris removal expenses.

If "you" must remove insured property from "your" "premises" to protect it from loss or damage, it is insured by this policy for 30 days or until "your" policy term ends - whichever occurs first. The amount of insurance will be divided in the proportions that the value of the property removed bears to the value of all property at the time of loss.

PERSONAL PROPERTY

The description of Personal Property in the Residential "Condominium Unit Owners" Insurance Policy is as follows:

1. **ON PREMISES:** "We" insure the contents of "your" "unit" and other personal property "you" own, wear or use while on "your" "premises" which is usual to the ownership or maintenance of a dwelling. If "you" wish, "we" will include uninsured personal property of others while it is on "your" "premises" but "we" do not insure property of "tenants", roomers or boarders who are not related to "you".
2. **OFF PREMISES:** "We" insure "your" personal property for an additional amount of up to 10% of the amount of insurance on "your" Personal Property or \$1,500, whichever is greater, while it is temporarily away from "your" "premises", anywhere in the world. This includes personal property newly acquired by "you" and in "your" possession when there has not been an opportunity to take such property to "your" "premises".
 - Personal property normally kept at any other location "you" own is not insured.
 - Personal property stored in a warehouse is only insured for the peril of theft.
 - If "you" wish, "we" will include uninsured personal property belonging to others while it is in "your" possession or belonging to a "residence employee" travelling for "you" to a maximum of \$1,500.
 - Personal property of "students" residing away from home is insured up to a limit of \$5,000 for each "student".
 - Personal property of a parent or family member who is dependent on "you" for support and maintenance, while residing in a nursing home or other health-care facility, is insured up to a limit of \$2,500.
 - Personal property belonging to others which is in "your" possession while "you" are acting as a "volunteer" is limited to \$1,000.
 - Personal property that "you" are moving to a new principal residence in the province of Ontario is insured while in transit and while at "your" new principal residence for up to 30 consecutive days beginning the day "you" start "your" move. The amount of insurance will be divided in the proportion that the value of the property at each "premises" and in transit bears to the value of all "your" personal property, at the time of loss.

Property Not Included As Personal Property

“We” do not insure loss or damage to motorized vehicles, trailers and aircraft or their equipment, except:

- motorized wheelchairs;
- scooters having more than 2 wheels and specifically designed for the carriage of a person with a physical disability;
- “personal transporters”;
- watercraft;
- motorized lawn mowers, lawn and garden tractors up to 22 kW (30 HP), other gardening equipment or snow blowers (subject to Special Limits Applicable to Some Personal Property).

Equipment includes audio, visual, recording or transmitting equipment powered by the electrical system of a motor vehicle or aircraft.

Special Limits Applicable To Some Personal Property

The following Special Limits of Insurance apply to Personal Property insured under Residential “Condominium Unit Owner’s” Insurance Policy.

“We” insure:

1. Jewelry, watches, gems, fur garments and garments trimmed with fur, up to \$3,000 in all;
2. Numismatic property (such as coin collections and bank note collections) up to \$300 in all;
3. Collectables, meaning specifically, sports cards, sports memorabilia, and comic book collections, up to \$1,500 in all;
4. Stamps and philatelic property (such as stamp collections) up to \$1,500 in all;
5. Silverware, meaning silverware, silver-plated ware, goldware, gold-plated ware and pewterware up to \$10,000 in all.

The above limits only apply to loss or damage caused by the peril of theft.

“We” insure:

6. Books, tools and instruments pertaining to a “business”, profession or occupation for an amount up to \$3,000 in all, but only while on “your” “premises”. Other “business” property, including samples and goods held for sale, is not insured;
7. Securities, books of account, deeds, evidences of debt or title, letters of credit, notes other than bank notes, manuscripts, passports, tickets and documents or other evidence to establish ownership or the right to claim a benefit for an amount up to \$3,000 in all;
8. Money, bullion or cash cards* up to \$300 in all;
9. Lawn and garden tractors or golf carts including attachments and accessories up to \$15,000 in all;
10. Watercraft, their furnishings, equipment, accessories and motors up to \$1,000 in all. Loss or damage from windstorm or hail is insured if they were inside a fully enclosed building. Canoes and rowboats are also insured while in the open;
11. Computer software up to \$1,000 in all. “We” do not insure the cost of gathering or assembling information or “data”;
12. Antiques only for their depreciated value (antique value is not covered unless specifically scheduled);
13. Parts for motorized vehicles that are not yet installed up to \$3,000 in all;
14. Bicycles and related equipment up to \$1,000 for any one bicycle or unattached piece of equipment;
15. Utility trailers up to \$1,000 in all;
16. “Personal transporters” up to a maximum of \$3,500 for any one “personal transporter” or unattached piece of equipment.

*Cash Cards means cards designed to store a cash value by electronic means for use as a mode of payment, without a personal identification number and without direct access to a bank account or other account.

ADDITIONAL LIVING EXPENSES

The description of Additional Living Expenses is the total amount for any one or a combination of the following coverages. The periods of time stated below are not limited by the expiration of the policy. "We" do not insure the cancellation of a lease or agreement.

1. **Additional Living Expense:** If damage to "your" condominium "unit" by an insured peril makes it unfit for occupancy, or "you" have to move out while repairs are being made, "we" insure any necessary increase in living expenses including moving expenses incurred by "you", so that "your" household can maintain its normal standard of living. Payment shall be for the reasonable time required to repair or rebuild "your" "unit" or, if "you" permanently relocate, the reasonable time required for "your" household to settle elsewhere.
2. **Fair Rental Value:** If damage to "your" condominium "unit" by an insured peril makes that part of the condominium "unit" rented to others or held for rental by "you" unfit for occupancy, "we" insure its Fair Rental Value. Payment shall be for the reasonable time required to repair or replace that part of the dwelling, "detached private structure" or "unit" rented or held for rental. Fair Rental Value shall not include any expense that does not continue while that part of the condominium "unit" rented or held for rental is unfit for occupancy.
3. **Civil Authority Prohibits Access:** If, as the direct result of damage to neighbouring "premises" by an insured peril, a civil authority prohibits access to "your" dwelling or "unit" "we" insure any resulting Additional Living Expense and Fair Rental Value for a period not exceeding 30 days.
4. **Emergency Evacuation:** "We" will pay any necessary and reasonable increase in living expense incurred by "you" while access to "your" condominium "unit" is prohibited by order of civil authority, but only when such order is given for evacuation as a direct result of a sudden and accidental emergency.

"You" are insured for a period not exceeding 30 days from the date of the order of evacuation, or \$3,000, whichever is the lesser.

"You" are not insured for any claim arising from evacuation resulting from:

- (a) "flood";
- (b) earthquake;
- (c) war, invasion, act of a foreign enemy, declared or undeclared hostilities, civil war, rebellion, revolution, insurrection or military power;
- (d) nuclear incident as defined in the Nuclear Liability Act or any other nuclear liability act, law or statute, or any law amendatory thereof, or nuclear explosion, except for ensuing loss or damage which results directly from fire, lightning or explosion of natural, coal or manufactured gas;
- (e) contamination by radioactive material;
- (f) "terrorism" or by any activity or decision of a government agency or other entity to prevent, respond to or terminate "terrorism" regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage, but "you" are still insured for ensuing loss or damage which results directly from fire or explosion.

The term "civil authority" means any person acting under the authority of the Governor General in Council of Canada or the Lieutenant Governor in Council of a Province, and/or any person acting with authority under a Federal, Provincial or Territorial legislation with respect to the protection of persons and property in the event of an emergency.

UNIT IMPROVEMENTS

The description of Unit Improvements in the Residential "Condominium Unit Owners" Policy is as follows:

"We" insure "unit" improvements made by "you" or acquired at "your" expense. "Unit" improvements are any upgrades to the "standard unit" as described in the bylaws of the "Condominium Corporation" under clause 56 (1) (h) of the Condominium Act, 1998 Ontario or as described in the schedule mentioned in clause 43 (5) (h) of the Condominium Act 1998 Ontario, including, but not limited to:

- "Unit" fittings and fixtures
- "Unit" floor or wall or window coverings
- Buildings or structures on the "premises"
- Swimming pools, hot tubs, saunas and attached equipment on the premise
- Materials and supplies on the "premises" for use in such improvements.

ADDITIONAL PROTECTION FOR BUILDING

The description of Additional Protection for Building in the Residential "Condominium Unit Owners" Policy is as follows:

"We" insure items of real property that pertain exclusively to "your" condominium "unit" and that are not part of the "standard unit" as described in the bylaws of the "Condominium Corporation" under clause 56 (1) (h) of the Condominium Act, 1998 Ontario or as described in the schedule mentioned in clause 43 (5) (h) of the Condominium Act 1998 Ontario.

"We" insure the physical structure of "your" "unit" (excluding improvements made or acquired by "you"), if the "Condominium Corporation" has no insurance, its insurance is inadequate or it is not effective.

"We" will pay up to \$1,000 (or the amount shown on the "Declaration Page") for any loss or portion of a loss that results from a deductible in the insurance policy of the "Condominium Corporation" and in accordance with clause 105 of the Condominium Act, 1998 Ontario.

LOSS ASSESSMENT CHARGES

The description of Loss Assessment Charges in the Residential "Condominium Unit Owners" Policy is as follows:

"We" will pay for "your" share of any special assessment if:

- a. the assessment is valid under the "Condominium Corporation's" governing rules, and
- b. it is made necessary by a direct loss to the collectively owned condominium property caused by an Insured Peril in this policy.

"We" will pay up to \$10,000 (or the amount shown on the "Declaration Page") for that part of an assessment made necessary by a deductible in the insurance policy of the "Condominium Corporation" and in accordance with clause 105 of the Condominium Act, 1998 Ontario.

ADDITIONAL COVERAGES OF RESIDENTIAL CONDOMINIUM UNIT OWNERS INSURANCE POLICY

1. **Lawns, Outdoor Trees, Shrubs and Plants:** "You" may apply up to 5% of the amount of insurance on "your" Personal Property to lawns, trees, shrubs and plants on "your" "premises". "We" will not pay more than \$500 for any one lawn, tree, shrub or plant, including debris removal expenses.

"We" insure these items against loss caused by fire, lightning, explosion, impact by aircraft or land vehicle, riot, vandalism and malicious acts.

"We" do not insure items grown for commercial purposes.

2. **Pollution Damage - Insured Premises:** If a sudden and unintentional event occurs during the policy term resulting in pollution or contamination of property of the insured "premises", which is required to be reported to any provincial authority, "we" will pay up to \$5,000, in any one policy year, subject to the policy deductible, for costs to remove and restore property of the insured "premises".

3. **Credit or Debit Cards and Forgery and Counterfeit Money:**

"We" will pay for:

- a) "your" legal obligation to pay because of the theft or unauthorized use of credit or debit cards, automated teller cards, library or video cards issued to "you" or registered in "your" name provided "you" have complied with all of the conditions under which the card was issued;
- b) loss to "you" caused by forgery or alteration of cheques, drafts or other negotiable instruments;
- c) loss by "your" acceptance in good faith of counterfeit Canadian or United States paper currency.

"We" do not cover:

- (a) losses caused by a resident of "your" household;
- (b) losses caused by a person to whom the card has been entrusted;
- (c) losses arising out of "your" "business" pursuits.

The most "we" will pay under this coverage during the term of this policy is \$5,000.
No deductible applies to this Additional Coverage.

4. **Freezer Contents:** "We" insure foodstuffs while contained in any Food Freezer unit(s) located within the insured condominium "unit" for loss up to \$1,000 per occurrence when caused by a power failure or mechanical breakdown of such unit(s). "You" may apply a part of this limit to any reasonable expenses incurred, excluding repair or replacement parts, to reduce or avert the loss.

"We" do not insure loss or damage:

- (a) due to deliberate manual disconnection of the electrical power supply within the condominium "unit";
- (b) due to inherent vice and/or natural spoilage;
- (c) due to "your" failure to take all reasonable steps to prevent further loss or damage to the insured property;

No deductible applies to this Additional Coverage.

5. **Fire Department Charges:** "We" will reimburse "you" for up to \$1,000, or the amount shown on the "Declaration Page", for fire department charges incurred for attending "premises" insured under this policy to save or protect insured property from loss or damage, or further loss or damage insured against by this policy. No deductible applies to this Additional Coverage.

6. **Arson or Theft Conviction Reward:** "We" will pay up to \$1,000 for information which leads directly to the conviction of any person or persons who rob from any person insured under this policy, or steal, vandalize, burglarize or commit arson to any covered property insured by this policy. The \$1,000 maximum payment under this section applies regardless of the number of persons providing information. No deductible applies to this Additional Coverage.

THE COVERAGE WE ARE PROVIDING

"We" insure "your" Personal Property, "Unit" Improvements, Additional Protection for Building and Loss Assessment Charges against direct physical loss or damage caused by the following perils as described and limited:

1. FIRE or LIGHTNING.
2. EXPLOSION.
3. SMOKE: This peril means smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the "premises".
4. FALLING OBJECT: This peril means a falling object, which strikes the exterior of the condominium "unit" or building, but not objects which strike because of snowslide, ice slide, landslide or any other earth movement.
5. IMPACT BY AIRCRAFT OR LAND VEHICLE: Animals are not insured under this peril
6. RIOT.
7. VANDALISM or MALICIOUS ACTS: This peril does not include:
 - (a) loss or damage occurring while the condominium "unit" is "under construction" or "vacant" even if permission for construction or vacancy has been given by "us";
 - (b) damage caused by "you", members of "your" household, or "your" employees, any "tenant", employee or member of the "tenant's" household
 - (c) loss or damage caused by theft or attempted theft.
8. WATER ESCAPE: This peril means:
 - (a) the sudden and accidental escape of "water" from within a "water main", swimming pool or equipment attached;
 - (b) the sudden and accidental escape of "water" or steam from within a heating, sprinkler, air conditioning or plumbing system, "domestic water container" or waterbed which is located inside "your" condominium "unit";
 - (c) the sudden and accidental escape of "water" from a "domestic water container" located outside "your" "unit", but such damage is not insured when the escape of "water" is caused by freezing;
 - (d) "water" which enters through an opening which has been created suddenly and accidentally by an insured peril;

But "we" do not cover loss or damage:

 - i) caused by continuous or repeated "seepage" or "leakage" of "water";
 - ii) caused by backing up or escape of "water" from a sewer or drain, sump or septic tank, eavestrough or downspout;
 - iii) caused by "ground water" or rising of the "water" table;
 - iv) caused by "surface waters", unless the "water" escapes from a "water main" or swimming pool;
 - v) to "water mains" or outdoor plumbing systems and equipment attached caused by freezing, "water" or rupture;
 - vi) to outdoor swimming pools, hot tubs, spas, and attached equipment caused by freezing, "water", or rupture;
 - vii) to the system or appliance from which the "water" escaped;
 - viii) occurring while the dwelling is "under construction" or "vacant", even if permission for construction or vacancy has been given by "us";
 - ix) caused by freezing of any part of a heating, sprinkler, air conditioning or plumbing system or "domestic water container" unless it happens within a dwelling heated during the usual heating season and "you" have not been away from "your" "premises" for more than 4 consecutive days. However, if "you" had arranged for a competent person to enter "your" dwelling daily to ensure that heating was being maintained or if "you" had shut off the "water" supply and had drained all the pipes and appliances "you" would still be insured;
 - x) caused by freezing in an unheated portion of the "unit".
9. WINDSTORM or HAIL: This peril does not include loss or damage to improvements and betterments or to the interior of a building or "unit" caused by windstorm, hail or coincidental rain damage, unless the storm first creates an opening in the building.

This peril does not include damage:

- (a) to outdoor radio and/or TV antennae, towers, satellite receivers and their attachments;
 - (b) due to weight or pressure of ice or snow, waves, "floods", land subsidence, whether driven by wind or not.
10. GLASS BREAKAGE. "We" insure glass that forms part of "your" condominium "unit" or "detached private structures" on "your" "premises", including glass in storm windows and doors, against accidental breakage.
This peril does not include loss or damage occurring while a building is "under construction" or "vacant" even if permission for construction or vacancy has been given by "us".
11. TRANSPORTATION. This peril means loss or damage caused by collision, upset, overturn, derailment, stranding or sinking of any automobile or attached trailer in which the insured property is being carried. This would also apply to any vehicle of a common carrier.
This peril means loss or damage to:
(a) "your" personal property while it is temporarily removed from "your" "premises";
(b) building fixtures and fittings when they are temporarily removed from "your" "premises" for repair or seasonal storage.
This peril does not include loss or damage to:
(a) property in a cabin or home trailer which "you" own;
(b) any watercraft, their furnishings, equipment or motors;
12. THEFT, INCLUDING DAMAGE CAUSED BY ATTEMPTED THEFT: This peril does not include loss or damage:
(a) which happens at any other "dwelling" which "you" own, rent or occupy, except while "you" are temporarily living there;
(b) caused by any "tenant", employee or member of the "tenant's" household;
(c) to property in or from a "dwelling" "under construction" or of materials and supplies for use in the construction until the "dwelling" is completed and ready to be occupied.
13. COLLAPSE, INCLUDING COLLAPSE CAUSED BY THE WEIGHT OF ICE OR SNOW: This peril means the collapse of foundations, walls, floors or roof of a condominium "unit". This peril does not include loss or damage caused directly or indirectly:
(a) to outside property such as awnings, fences, trellises, fiberglass or plastic roof coverings, swimming pools, patios, driveways, walks or retaining walls, outdoor radio and/or TV antennae, towers, satellite receivers and their attachments;
(b) by earthquake, or by the settling, cracking, expanding, contracting, moving, shifting or bulging of any dwelling;
(c) by rodents (such as squirrels and rats), insects or vermin (such as raccoons and skunks) or by dampness of atmosphere, dryness of atmosphere, rotting, rust or corrosion.
14. FUEL LEAKAGE: This peril means the sudden and accidental escape of fuel from a permanently installed "domestic fuel tank" (including any attached equipment, apparatus or piping) that is part of a heating unit for the insured condominium "unit" or "detached private structure";
15. CHANGE OF TEMPERATURE: This peril means loss or damage to personal property kept in "your" condominium "unit" by a change of temperature that results from physical damage, caused by a peril insured against, to "your" condominium "unit".

LOSS OR DAMAGE NOT INSURED

"We" do not insure loss or damage to:

- 1. "your" insured personal property when "your" condominium "unit" has, to "your" knowledge, been "vacant" for more than 30 consecutive days;
- 2. any property illegally acquired or kept;
- 3. any property lawfully seized or confiscated unless such property is destroyed to prevent the spread of fire;
- 4. property resulting from a change in ownership of property that is agreed to, even if that change was brought about by trickery or fraud;
- 5. electrical devices or appliances caused by electrical currents other than lightning;
- 6. lawns, and outdoor trees, shrubs or plants if "you" are a "tenant";
- 7. building glass if "you" are a "tenant";
- 8. property while undergoing any process or while being worked on, where the damage results from such process or work, but resulting damage to other property is insured;
- 9. household pets;

10. retaining walls not constituting part of any insured building, except for Fire, Lightning, Impact by Land Vehicle or Aircraft or Vandalism and Malicious Acts;
11. buildings, "units" or structures designed for agricultural purposes or used in whole or in part for farming or any other commercial or "business" purposes unless declared on the "Declaration Page";
12. buildings and/or structures, and their contents, used in whole or in part for the cultivation, harvesting, processing, manufacture, distribution or sale of marijuana or any product derived from, or containing, marijuana or any other substance falling within the Schedules of the Controlled Drugs and Substance Act, whether or not the "insured" is aware of such use of the property;
13. livestock

"We" do not insure loss or damage resulting from, contributed to or caused directly or indirectly:

14. by war, invasion, act of a foreign enemy, hostilities, civil war, rebellion, revolution, insurrection or military power;
15. by any nuclear incident as defined in the Nuclear Liability Act or any other nuclear liability act, law or statute, or any law amendatory thereof or nuclear explosion, except for ensuing loss or damage which results directly from fire, lightning, or explosion of natural, coal or manufactured gas;
16. by contamination by radioactive material;
17. by or resulting from contamination or pollution, or the release, discharge or dispersal of contaminants or "pollutants", except damage to personal property and "unit" improvements caused by Peril 14 or as provided under Additional Coverages of Residential "Condominium Unit Owners" Policy;
18. by wear, tear, scratching, marring, gradual deterioration, latent defect or mechanical breakdown, rust, corrosion, extremes of temperature, wet or dry rot, "fungi" or "spores", or contamination;
19. by birds, moths, vermin (such as skunks and raccoons), rodents (such as squirrels and rats), insects or household pets, except loss or damage to building glass;
20. because of increased costs of repair due to the operation of any law regulating the zoning, demolition, repair or construction of buildings and their related services;
21. from intentional or criminal acts or failure to act by "you", "your" employees or anyone to whom the damaged or lost property is entrusted, or any other person at the direction of any person insured by this policy;
22. by mysterious disappearance;
23. by the cost involved to correct faulty material, workmanship or design;
24. in whole or in part by "terrorism" or by any activity or decision of a government agency or other entity to prevent, respond to or terminate "terrorism" regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage, but "you" are still insured for ensuing loss or damage which results directly from fire or explosion.

Data Exclusion

This policy does not insure:

- (a) "Data";
 - (b) loss or damage resulting from, contributed to or caused directly or indirectly by "Data Problem".
- However, if loss or damage caused by "Data Problem" results in the occurrence of further loss or damage to property insured that is directly caused by "Specified Perils" as defined in this policy, this exclusion (b) shall not apply to such resulting loss or damage.

BASIS OF CLAIM PAYMENT

When coverage applies "we" will pay for insured loss or damage up to "your" financial interest in the property but not exceeding the applicable amount(s) of insurance for any loss or damage arising out of one occurrence.

Any loss or damage shall not reduce the amounts of insurance provided by this policy.

If "you" qualify for a tax credit or will recover any amount from any insurance covering the collective interests of the "unit" owners, the loss payment will be reduced by that amount.

Deductible: In any one occurrence “we” are responsible only for the amount by which the insured loss or damage exceeds the amount of the deductible shown on the “Declaration Page”. If one occurrence could lead to the application of more than one deductible only the largest deductible will apply.

If “your” claim involves personal property on which the “Special Limits Applicable To Some Personal Property” apply, the limitations apply to losses exceeding the deductible amount.

Personal Property (On Premises or Off Premises): “We” agree to pay any loss insured for Personal Property on the basis of “replacement cost” provided that:

- (a) the property, at the time of loss, was useable for its original purpose and is not obsolete;
- (b) “you” have repaired or replaced the property promptly;
- (c) electronic media is reproduced from duplicates or from originals of the previous generation of the media (“we” will not pay the cost of gathering or assembling information or “data” for reproduction);
- (d) records, including books of account, drawings or card index systems are transcribed or copied from duplicates;

Unit Improvements and Additional Protection for Building: “We” agree to pay the cost of repairs or replacement (whichever is less) without deduction for depreciation provided that;

- (a) “you” repair or replace the damaged or destroyed “unit” or “unit” improvements on the same site, with
- (b) a “unit” of the same occupancy and;
- (c) constructed with materials of similar quality and currently available and
- (d) “you” repair or replace the property promptly.

Otherwise the basis of claim payment will be the Actual Cash Value of the damage on the date of the occurrence.

“Actual Cash Value” will take into account such things as the cost of replacement less any depreciation, and in determining depreciation “we” will consider the condition immediately before the damage, the resale value and the normal life expectancy.

“Replacement Cost” means the cost, at the time of loss, of repairs or replacement (whichever is lower), with new property of similar kind and quality and usefulness, without deduction for depreciation.

Loss of items such as fine arts, antiques, paintings and articles which, by their inherent nature, cannot be replaced with a comparable article will not be settled on a Replacement Cost basis.

If the loss or damage is not replaced or repaired within a reasonable time, “we” will pay the Actual Cash Value of the loss or damage at the date of the occurrence.

Insurance Under More Than One Policy: If “you” have insurance on specifically described property, our policy will be considered excess insurance and “we” will not pay any loss or claim until the amount of such other insurance is used up. In all other cases, our policy will pay its rateable proportion of an insured loss.

Waiver of Rights: “We” agree to waive our rights to any claim against the “Condominium Corporation”, its Directors, Property Managers, agents or employees of the Condominium, except for arson, fraud and vehicle impact. “We” will not consider independent contractors as being agents or employees of the “Condominium Corporation”, its Directors, Property Managers or of the “unit” owners.

LIABILITY INSURANCE SECTION

COVERAGES

This insurance applies only to accidents or occurrences that take place during the term of this policy.

The amounts of insurance are shown on the "Declaration Page". Each person insured is a separate insured but this does not increase the limit of insurance.

COVERAGE E - LEGAL LIABILITY

"We" will pay all sums which "you" become legally liable to pay as "compensatory damages" because of "bodily injury" or "property damage".

The amount of insurance is the maximum amount "we" will pay, under one or more Sections of Coverage E, for all "compensatory damages" in respect of one accident or occurrence other than as provided under Defense, Settlement, Supplementary Payments.

"You" are insured for claims made against "you" arising from:

1. **Personal Liability** – "legal liability" arising out of "your" personal actions anywhere in the world.
"You" are not insured for claims made against "you" arising from:
 - (a) the ownership, use or operation of any motorized vehicle, trailer or watercraft, except those for which coverage is shown in this policy;
 - (b) damage to property "you" own, use, occupy or lease;
 - (c) damage to property in "your" care, custody or control;
 - (d) damage to personal property or fixtures as a result of work done on them by "you" or anyone on "your" behalf;
 - (e) "bodily injury" to "you" or to any person residing in "your" household other than a "residence employee".
2. **Premises Liability** – "legal liability" arising out of "your" ownership, use or occupancy of the "premises" defined in the Liability Insurance Section. This insurance also applies if "you" assume, by a written contract, the "legal liability" of other persons in relation to "your" "premises".
"You" are not insured for claims made against "you" arising from:
 - (a) damage to property "you" own, use, occupy, lease, sell, give away or abandon;
 - (b) damage to property in "your" care, custody or control;
 - (c) damage to personal property or fixtures as a result of work done on them by "you" or anyone on "your" behalf;
 - (d) "bodily injury" to "you" or to any person residing in "your" household other than a "residence employee".
3. **Tenants Legal Liability** – "legal liability" for "property damage" to "premises", or their contents, which "you" are using, renting or have in "your" custody or control caused by:
 - (a) fire,
 - (b) explosion,
 - (c) smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the "premises",
 - (d) water escape from a heating, plumbing, sprinkler or air conditioning system or household appliance.

"You" are not insured for liability "you" have assumed by contract unless "your" "legal liability" would have applied even if no contract had been in force.

4. **Employers' Liability** – “legal liability” for “bodily injury” to “residence employees” arising out of and in the course of their employment by “you”.
- “You” are not insured for claims made against “you” resulting from the ownership, use or operation of aircraft while being operated or maintained by “your” employee. “You” are not insured for liability imposed upon or assumed by “you” under any workers' compensation statute.

There are other exclusions that apply to the Liability Insurance Section. Refer to Loss or Damage Not Insured in this Section.

DEFENSE, SETTLEMENT, SUPPLEMENTARY PAYMENTS

If a claim is made against “you” which alleges “bodily injury” or “property damage” and seeks “compensatory damages” for which “you” are insured under Coverage E, “we” will defend “you”, even if the claim is groundless, false or fraudulent. “We” reserve the right to select legal counsel, investigate, negotiate and settle any claim if “we” decide this is appropriate. “We” will pay only for the legal counsel “we” select.

In addition to the limit of insurance under Coverage E, “we” will pay:

1. all expenses which “we” incur;
2. all costs charged against “you” in any suit insured under Coverage E;
3. any interest accruing after judgment on that part of the judgment which is within the amount of insurance of Coverage E;
4. premiums for appeal bonds required in any insured law suit involving “you” and bonds to release any property that is being held as security, up to the amount of insurance, but “we” are not obligated to apply for or provide these bonds;
5. expenses which “you” have incurred for emergency medical or surgical treatment to others following an accident or occurrence insured by this policy;
6. reasonable expenses, including actual loss of income up to \$100 per day, which “you” incur at our request.

COVERAGE F - VOLUNTARY MEDICAL PAYMENTS

“We” will pay reasonable medical expenses, incurred within one year of the date of the accident, if “you” unintentionally injure another person or if they are accidentally injured on “your” “premises”. This coverage is available even though “you” are not legally liable. Medical expenses include surgical, dental, hospital, nursing, ambulance service and funeral expenses. Medical expenses for “residence employees” are insured.

The sum of \$5,000 is the maximum amount “we” will pay in respect of one accident or occurrence.

“We” will not pay:

1. expenses covered by any medical, dental, surgical or hospitalization plan or law or under any other insurance contract;
2. “your” medical expenses or those of persons residing with “you”, other than “residence employees”;
3. medical expenses of any person covered by any workers' compensation statute;
4. for claims arising out of the ownership, use or operation of any motorized vehicle, trailer or watercraft, except those for which coverage is shown in this policy.

“You” shall arrange for the injured person, if requested, to:

1. give “us”, as soon as possible, written proof of claim, under oath if requested;
2. submit to physical examination at our expense by doctors “we” select as often as “we” may reasonably require;
3. authorize “us” to obtain medical and other records.

Proofs and authorizations may be given by someone acting on behalf of the injured person.

COVERAGE G - VOLUNTARY PAYMENT FOR DAMAGE TO PROPERTY

"We" will pay for unintentional direct damage "you" cause to property even though "you" are not legally liable. "You" may also use this coverage to reimburse others for direct "property damage" caused intentionally by anyone included in the definition of "you" or "your" in the Liability Section of this policy, 12 years of age or under.

"You" are not insured for claims:

1. resulting from the ownership, use or operation of any motorized vehicle, trailer or watercraft, except those for which coverage is provided by this policy;
2. for property "you" or "your" "tenants" own or rent;
3. which are insured under the Personal Property Section of this policy;
4. caused by the loss of use, disappearance or theft of property.

Basis of Payment: "We" will pay whichever is the least of the following:

1. the actual cash value of the property at the time of loss;
2. what it would cost to repair or replace the property with materials of similar quality at the time of loss;
3. \$2,000.

"We" may pay for the loss in money or may repair or replace the property, and may settle any claim for loss of property either with "you" or the owner of the property. "We" may take over any salvage if "we" wish.

Within 60 days after the loss, "you" must submit to "us" (under oath if required) a Proof of Loss Form containing the following information:

1. the amount, place, time and cause of loss;
2. the interest of all persons in the property affected;
3. the actual cash value of the property at the time of loss.

If necessary, "you" must help "us" verify the damage.

COVERAGE H - LOSS ASSESSMENT COVERAGE

"We" will pay up to a total of 250% of the amount shown on the "Declaration Page" for Personal Property, in any one annual policy period for "your" share of special assessments if:

1. the assessments are valid under the "Condominium Corporation's" governing rules, and
2. the assessments are made necessary by occurrences to which this Section of the policy applies.

"We" will pay up to \$10,000 for that part of an assessment made necessary by a deductible in the insurance policy of the "Condominium Corporation" and in accordance with clause 105 of the Condominium Act, 1998 Ontario.

COVERAGE I - VOLUNTARY COMPENSATION FOR RESIDENCE EMPLOYEES

"We" offer to pay the benefits described below if "your" "residence employee" is injured or dies accidentally while working for "you", even though "you" are not legally liable.

A "residence employee", or anyone acting on his or her behalf, who accepts these benefits must sign a release giving up any right to sue "you". "We" have the right to recover from anyone, other than "you", who is responsible for the "residence employee's" injury or death. If "your" "residence employee" does not accept these benefits or sues "you", "we" may withdraw "our" offer, but this will not affect "your" liability insurance.

"We" will not pay benefits for any hernia injury.

Weekly Indemnity

Weekly indemnity means two thirds of "your" "residence employee's" gross weekly wage at the date of the accident but "we" will not pay more than \$150 per week or the amount indicated on the "Declaration Page", whichever is greater.

Schedule of Benefits – Coverage I

1. Loss of Life:

If "your" "residence employee" dies from injuries received in the accident within the following 26 weeks, "we" will pay:

- a) to those wholly dependent upon him or her, a total of 100 times the weekly indemnity in addition to any benefit for temporary total disability paid up to the date of death. If there is more than one dependent, the amount will be divided equally among them; and
- b) actual funeral expenses up to \$500.

2. Temporary Total Disability:

If "your" "residence employee" temporarily becomes totally disabled from injuries received in the accident within the following 14 days and cannot work at any job, "we" will pay weekly indemnity up to 26 weeks while such disability continues. "We" will not pay for the first seven days unless the disability lasts for six weeks or more.

3. Permanent Total Disability:

If "your" "residence employee" becomes permanently and totally disabled from injuries received in the accident within the following 26 weeks and cannot work at any job, "we" will pay weekly indemnity for 104 weeks in addition to benefits provided under Temporary Total Disability.

4. Injury Benefits

If, as a result of the accident, "your" "residence employee" suffers the loss of, or permanent loss of use of any of the following within 26 weeks of the accident, "we" will pay weekly indemnity for the number of weeks shown. These benefits will be paid in addition to Temporary Total Disability Benefits but no others. "We" will not pay more than 104 weeks in total even in the accident results in loss of more than one item.

For loss of:

a) one or more of the following:

- (i) hand
- (ii) arm
- (iii) foot
- (iv) leg.....104 weeks

b) one finger or toe.....26 weeks

or
more than one finger or toe.....52 weeks

c) one eye.....52 weeks

or
both eyes.....104 weeks

d)hearing of one ear.....26 weeks

or
hearing of both ears104 weeks

5. Medical Expenses:

If, as a result of the accident, "your" "residence employee" incurs medical expense including surgical, dental, hospital, nursing and ambulance expenses within the following 26 weeks, "we" will pay up to a maximum of \$1,000 in addition to all other benefits.

"We" will pay for the cost of supplying or renewing artificial limbs or braces, made necessary by the accident, for up to 52 weeks after the accident, subject to a maximum of \$5,000.

"We" do not insure "you" for costs recoverable from other insurance plans.

Notice of Accident or Occurrence

When an accident occurs, "you" must promptly give "us" notice (in writing if requested). The notice must include:

- a) the identity of the "residence employee" and the date, time, place and circumstances of the accident;
- b) names and addresses of witnesses.

If requested by "us", "you" must arrange for the injured "residence employee" to:

- c) submit to physical examination at our expense by doctors "we" select as often as "we" may reasonably require;
- d) authorize "us" to obtain medical and other records.

Autopsy

In case of death "we" can require an autopsy before we make payment.

There are other exclusions that apply to the Liability Insurance Section. Refer to Loss or Damage Not Insured in this Section.

SPECIAL LIMITATIONS

Watercraft

Watercraft You Own: "You" are insured against claims arising out of "your" ownership, use or operation of watercraft provided the watercraft does not exceed 8 metres (26 feet) in length and is equipped with an outboard motor or motors of not more than 19kW (25 HP) in total when used with or on a single watercraft, or has an inboard or an inboard-outboard motor of not more than 38 kW (50 HP).

If "you" own any motors or watercraft larger than those stated above, "you" are insured only if they are shown on the policy. If they are acquired after the effective date of this policy, "you" will be insured automatically for a period of thirty days only from the date of their acquisition.

Watercraft You Do Not Own: "You" are insured against claims arising out of "your" use or operation of watercraft which "you" do not own, provided:

1. the watercraft is being used or operated with the owner's consent;
2. the watercraft is not owned by anyone included in the definition of "you" or "your" in the Liability Insurance Section of this policy.

"You" are not insured for damage to the watercraft itself.

Motorized Vehicles

Vehicles You Own: "You" are insured against claims arising out of "your" ownership, use or operation of the following including their trailers and attachments:

1. self-propelled lawn mowers, snow blowers, lawn and garden tractors of not more than 22kW (30 HP), or implements used or operated mainly on "your" property, provided they are not used for compensation or hire;
2. motorized golf carts while used or operated on "your" "premises" or while in use on a golf course;
3. motorized golf carts while used on any "premises" if coverage for the golf cart is shown on the "Declaration Page";
4. motorized wheelchairs, scooters having more than 2 wheels and specifically designed for the carriage of a person with a physical disability;
5. while on the insured "premises", recreational vehicles if they are designed for use off public roads and are not required to be registered under any government authority;

6. "Personal Transporters".

Vehicles You Do Not Own: "You" are insured against claims arising out of "your" use or operation of any self-propelled land vehicle, amphibious vehicle or air cushion vehicle, including their trailers, which "you" do not own, provided that:

1. the vehicle is not required to be registered under any government authority and it is designed primarily for use off public roads;
2. "you" are not using it for "business" or organized racing;
3. the vehicle is being used or operated with the owner's consent;
4. the vehicle is not owned by anyone included in the definition of "you" or "your" in the Liability Insurance Section of this policy.

"You" are not insured for damage to the vehicle itself.

Trailers: "You" are insured against claims arising out of "your" ownership, use or operation of any trailer or its equipment, provided that such trailer is not being towed by, attached to or carried on a motorized vehicle.

Business and Business Property: "You" are insured against claims arising out of:

1. "your" work for someone else as a sales representative, collector, messenger or clerk, provided that the claim does not involve injury to a fellow employee;
2. "your" work as a teacher, provided the claim does not involve physical disciplinary action to a "student" or injury to a fellow employee;
3. the occasional rental of "your" residence to others; rental to others of a one, two or three-family dwelling usually occupied in part by "you" as a residence, provided that no family "unit" includes more than two roomers or boarders per family;
4. the rental of space in "your" residence to others for incidental office, school or studio occupancy;
5. the rental to others, or holding for rent, of not more than three car spaces or stalls in garages or stables;
6. "your" personal actions during the course of your trade, profession or occupation which are not related directly to your trade, profession or occupation;
7. the temporary or part-time "business" pursuits of an insured person under the age of twenty-one years.

Claims arising from the following "business" pursuits are insured only if the properties or operations are declared on the "Declaration Page":

1. the rental of residential buildings containing not more than six dwelling "units";
2. the use of part of "your" residence by "you" for incidental office, school or studio occupancy.

LOSS OR DAMAGE NOT INSURED

"You" are not insured for "bodily injury" or "property damage" resulting from, contributed to or caused directly or indirectly from:

1. war, invasion, act of a foreign enemy, hostilities, civil war, rebellion, revolution, insurrection or military power;
2. "bodily injury" or "property damage" which is also insured under a nuclear energy liability policy issued by the Nuclear Insurance Association of Canada, or any other group or pool of "Insurers" regardless of exhaustion of such policy limits or its termination;
3. "your" "business" or any "business" use of "your" "premises" except as specified in this policy;
4. the rendering or failure to render any professional service;
5. "bodily injury" or "property damage" caused by any intentional or criminal act or failure to act by:
 - (a) any person insured by this policy; or
 - (b) any other person at the direction of any person insured by this policy;
6. the ownership, use or operation of any aircraft or "premises" used as an airport or landing strip, and all necessary or incidental operations;
7. the ownership, use or operation of any motorized vehicle, trailer or watercraft except those for which coverage is provided in this policy;

8. the ownership, use or operation of any watercraft during participation in any race or speed contest other than a sailboat;
9. the transmission of communicable disease by any person insured by this policy, or arising out of the failure of any person insured by this policy to take steps to prevent the transmission or spread of any communicable disease;
10. the erasure, destruction, corruption, misappropriation or misinterpretation of "data";
11. erroneously creating, amending, entering, deleting or using "data";
12. the distribution or display of "data" by means of an Internet website, the internet, an intranet, extranet, or similar device or system designed or intended for electronic communication of "data";
13. (a) directly or indirectly from the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, presence of, spread of, reproduction, discharge or other growth of "Fungi" or "Spores" however caused, including any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, cleanup, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of "Fungi" or "Spores"; or
(b) any supervision, instructions, recommendations, warnings or advice given or which should have been given in connection with (a) above; or
(c) any obligation to pay damages, share damages with or repay someone else who must pay damages because of such injury or damage referred to in (a) or (b) above;
14. any actual or alleged abuse or molestation, meaning any form of actual or threatened sexual, physical, psychological, mental and/or emotional abuse, molestation or harassment, including corporal punishment, directly or indirectly, by:
 - (a) any person or named insured who is insured by this policy;
 - (b) any person or named insured who is insured by this policy having knowledge of such an activity taking place;
 - (c) any person or named insured who is insured by this policy failing to prevent such activity from taking place;
 - (d) at the direction of any person or any named insured who is insured by this policy;
15. "terrorism" or by any activity or decision of a government agency or other entity to prevent, respond to or terminate "terrorism" regardless of any other contributing or aggravating cause or event that contributes concurrently or in any sequence to the claim.

CONDITIONS

Notice of Accident or Occurrence: When an accident or occurrence takes place, "you" must promptly give "us" notice (in writing if required). The notice must include:

1. "your" name and policy number;
2. the time, place and circumstances of the accident;
3. the names and addresses of witnesses and potential claimants.

Co-operation: "You" are required to:

1. help "us" obtain witnesses, information and evidence about the accident and co-operate with "us" in any legal action if "we" ask "you";
2. immediately send "us" everything received in writing concerning the claim including legal documents.

Unauthorized Settlements-Coverage E: "You" shall not, except at "your" cost, voluntarily make any payment, assume any obligations or incur expenses, other than first aid expenses necessary at the time of accident.

Action Against Us Coverage E: "You" shall not bring suit against "us" until "you" have fully complied with all the terms of this policy, nor until the amount of "your" obligation to pay has been finally determined, either by judgment against "you" or by an agreement which has our consent.

Action Against Us-Coverages F, G, H and I: "You" shall not bring suit against "us" until "you" have fully complied with all the terms of this policy, nor until 60 days after the required Proof of Loss Form has been filed with "us".

Insurance Under More Than One Policy: If "you" have other insurance which applies to a loss or claim, or would have applied if this policy did not exist, our policy will be considered excess insurance and "we" will not pay any loss or claim until the amount of such other insurance is used up.

CONDITIONS CONDITIONS REQUIRED BY LAW

With respect to Liability Coverage, Statutory Conditions 1, 3, 4, 5 and 15 only apply. Otherwise, all of the Conditions set forth under the titles Statutory Conditions and Additional Conditions apply with respect to all of the perils insured by this policy except as these Conditions may be modified or supplemented by the Forms or Endorsements attached.

STATUTORY CONDITIONS

1. MISREPRESENTATION - If a person applying for insurance falsely describes the property to the prejudice of the insurer, or misrepresents or fraudulently omits to communicate any circumstance that is material to be made known to the insurer in order to enable it to judge of the risk to be undertaken, the contract is void as to any property in relation to which the misrepresentation or omission is material.

2. PROPERTY OF OTHERS – Unless otherwise specifically stated in the contract, the insurer is not liable for loss or damage to property owned by any person other than the insured, unless the interest of the insured therein is stated in the contract.

3. CHANGE OF INTEREST - The insurer is liable for loss or damage occurring after an authorized assignment under the Bankruptcy Act (Canada) or change of title by succession, by operation of law, or by death.

4. MATERIAL CHANGE - Any change material to the risk and within the control and knowledge of the insured avoids the contract as to the part affected thereby, unless the change is promptly notified in writing to the Insurer or its local agent, and the insurer when so notified may return the unearned portion, if any, of the premium paid and cancel the contract, or may notify the Insured in writing that, if the Insured desires the contract to continue in force, the Insured must, within fifteen days of the receipt of the notice, pay to the Insurer an additional premium, and in default of such payment the contract is no longer in force and the Insurer shall return the unearned portion, if any, of the premium paid.

5. TERMINATION

- (1) This contract may be terminated,
 - (a) by the Insurer giving to the Insured fifteen days' notice of termination by registered mail or five days' written notice of termination personally delivered;
 - (b) by the Insured at any time on request.
- (2) Where this contract is terminated by the Insurer,
 - (a) the Insurer shall refund the excess of premium actually paid by the Insured over the proportionate premium for the expired time, but, in no event, shall the proportionate premium for the expired time be deemed to be less than any minimum retained premium specified; and
 - (b) the refund shall accompany the notice unless the premium is subject to adjustment or determination as to amount, in which case the refund shall be made as soon as practicable.
- (3) Where this contract is terminated by the Insured, the Insurer shall refund as soon as practicable the excess of premium actually paid by the Insured over the short rate premium for the expired time, but in no event shall the short rate premium for the expired time be deemed to be less than any minimum retained premium specified.

- (4) The refund may be made by money, postal or express company money order or cheque payable at par.
- (5) The fifteen days mentioned in clause (1) (a) of this condition commences to run on the day following the receipt of the registered letter at the post office to which it is addressed.

6. REQUIREMENTS AFTER LOSS

- (1) Upon the occurrence of any loss of or damage to the insured property, the Insured shall, if the loss or damage is covered by the contract, in addition to observing the requirements of conditions 9, 10 and 11,
 - (a) forthwith give notice thereof in writing to the Insurer;
 - (b) deliver as soon as practicable to the Insurer a proof of loss verified by a statutory declaration,
 - (i) giving a complete inventory of the destroyed and damaged property and showing in detail quantities, costs, actual cash value and particulars of amount of loss claimed,
 - (ii) stating when and how the loss occurred, and if caused by fire or explosion due to ignition, how the fire or explosion originated, so far as the Insured knows or believes,
 - (iii) stating that the loss did not occur through any wilful act or neglect or the procurement, means or connivance of the Insured,
 - (iv) showing the amount of other insurances and the names of other Insurers,
 - (v) showing the interest of the Insured and of all others in the property with particulars of all liens, encumbrances and other charges upon the property,
 - (vi) showing any changes in title, use, occupation, location, possession or exposures of the property since the issue of the contract,
 - (vii) showing the place where the property insured was at the time of loss.
 - (c) if required, give a complete inventory of undamaged property and showing in detail quantities, cost, actual cash value;
 - (d) if required and if practicable, produce books of account, warehouse receipts and stock lists, and furnish invoices and other vouchers verified by statutory declaration, and furnish a copy of the written portion of any other contract.
- (2) The evidence furnished under clauses (1) (c) and (d) of this condition shall not be considered proofs of loss within the meaning of conditions 12 and 13.

7. FRAUD - Any fraud or wilfully false statement in a statutory declaration in relation to any of the above particulars, vitiates the claim of the person making the declaration.

8. WHO MAY GIVE NOTICE AND PROOF - Notice of loss may be given and proof of loss may be made by the agent of the Insured named in the contract in case of absence or inability of the Insured to give the notice or make the proof, and absence or inability being satisfactorily accounted for, or in the like case, or if the Insured refuses to do so, by a person to whom any part of the insurance money is payable.

9. SALVAGE

- (1) The Insured, in the event of any loss or damage to any property insured under the contract, shall take all reasonable steps to prevent further damage to such property so damaged and to prevent damage to other property insured hereunder including, if necessary, its removal to prevent damage or further damage thereto.
- (2) The Insurer shall contribute proportionately towards any reasonable and proper expenses in connection with steps taken by the Insured and required under sub condition (1) of this condition according to the respective interests of the parties.

10. ENTRY, CONTROL, ABANDONMENT - After loss or damage to insured property, the Insurer has an immediate right of access and entry by accredited agents sufficient to enable them to survey and examine the property, and to make an estimate of the loss or damage, and, after the Insured has secured the property, a further right of access and entry sufficient to enable them to make appraisement or particular estimate of the loss or damage, but the Insurer is not entitled to the control or possession of the insured property, and without the consent of the Insurer there can be no abandonment to it of insured property.

11. APPRAISAL - In the event of disagreement as to the value of the property insured, the property saved or the amount of the loss, those questions shall be determined by appraisal as provided under the Insurance Act before there can be any recovery under this contract whether the right to recover on the contract is disputed or not, and independently of all other questions. There shall be no right to an appraisal until a specific demand therefore is made in writing and until after proof of loss has been delivered.

12. WHEN LOSS PAYABLE - The loss is payable within sixty days after completion of the proof of loss, unless the contract provides for a shorter period.

13. REPLACEMENT

- (1) The Insurer, instead of making payment, may repair, rebuild, or replace the property damaged or lost, giving written notice of its intention so to do within thirty days after receipt of the proofs of loss.
- (2) In that event, the Insurer shall commence to so repair, rebuild, or replace the property within forty-five days after receipt of the proofs of loss, and shall thereafter proceed with all due diligence to the completion thereof.

14. ACTION - Every action or proceeding against the Insurer for the recovery of a claim under or by virtue of this contract is absolutely barred unless commenced within one year next after the loss or damage occurs.

15. NOTICE - Any written notice to the Insurer may be delivered at, or sent by registered mail to, the chief agency or head office of the Insurer in the Province. Written notice may be given to the Insured named in the contract by letter personally delivered to him or by registered mail addressed to him at his latest post office address as notified to the Insurer. In this condition, the expression "registered" means registered in or outside Canada.

ADDITIONAL CONDITIONS

1. **NOTICE TO AUTHORITIES.** Where the loss is due to a malicious act, burglary, robbery, theft or attempt thereat, or is suspected to be so due, "you" must notify the police or other authority immediately.
2. **NO BENEFIT TO BAILEE.** "We" will not recognize any assignment or provide any coverage for the benefit of any bailee, which includes any person or organization holding, storing, or transporting property for a fee regardless of any other provision of this policy.
3. **PAIR AND SET.** In the case of loss or damage to any article or articles, whether scheduled or unscheduled, which are a part of a set, "we" will pay only a reasonable and fair proportion of the total value of the set, and such loss or damage will not be understood to mean total loss of the set.
4. **PARTS.** In the case of loss of or damage to any part of the insured property whether scheduled or unscheduled, consisting, when complete for use, of several parts, "we" will not pay for more than the insured value of the part lost or damaged, including the cost of installation.
5. **YOUR DUTY AFTER LOSS.** It is "your" duty in the event that any property insured by this policy is lost to take all reasonable steps to recover such property. "We" will contribute pro rata towards any reasonable and proper expenses in connection with such efforts according to the respective interests of the parties.
6. **TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US.** "Your" rights to recover any part of "your" loss, for which "we" have made or agreed to make payment under this policy, are transferred to "us". "You" must not impair those rights and must help "us" enforce them. When the net amount recovered after deducting the costs of recovery is not enough to provide a complete indemnity for the loss or damage suffered, that amount will be divided between "you" and "us" in the proportion in which the loss or damage has been borne by "you" and "us".
7. **AUTOMOTIVE FUELS.** Any fuels used for automotive purposes must be stored in accordance with government regulations.
8. **LIBERALIZATION CLAUSE.** During the term of this policy, if "we" adopt and publish for use any forms, endorsements or rules which would extend or broaden the insurance provided by this policy, without additional premium charge, either by endorsement or substitution, then such extended or broadened insurance will apply to loss occurring after the effective date of such adoption and publication as though such endorsement or substitution had been made.
9. **NON WAIVER.** "We" shall not be deemed to have waived any term or condition of this policy in whole or in part, unless our waiver is clearly stated and in writing, and is signed by a person authorized to do so. In addition, neither "we" nor "you" may be lawfully considered to have waived any term or condition of this policy by any act relating to the appraisal of the amount of a claim, the delivery or completion of proof, or the investigation of or adjustment of any claim under the policy
10. **EXAMINATION OF INSURED**
In the event of a claim under this policy, "you" must submit to examination under oath, at our request, and produce for examination at such reasonable place and time as designated by "us" or our representative, all documents in "your" possession or control that relate to the matters in question, and "you" must permit extracts and copies of such documents to be made.
11. **STANDARD MORTGAGE CLAUSE**
Mortgage Conditions: It is hereby provided and agreed that subject to the terms of this mortgage condition (and these shall supersede any policy conditions in conflict therewith but only as to the

interest of the mortgagee), loss under this policy is made payable to the Mortgagee specified on the "Declaration Page".

- (a) **Breach of Conditions by Mortgagor Owner or Occupant** - This insurance and every documented renewal thereof - as to the Interest of the Mortgagee only therein - is and shall be in force notwithstanding any act, neglect, omission or misrepresentation attributable to the mortgagor, owner or occupant of the property insured, including transfer of interest, any vacancy or non-occupancy or the occupation of the property for purposes more hazardous than specified in the description of the risk;
Provided always that the Mortgagee shall notify forthwith the "Insurer" (if known) of any vacancy or non-occupancy extending beyond thirty (30) consecutive days, or of any transfer of interest or increased hazard that shall come to his knowledge; and that every increase of hazard (not permitted by the policy) shall be paid for by the Mortgagee - on reasonable demand - from the date such hazard existed, according to the established scale of rates for the acceptance of such increased hazard, during the continuance of this insurance.
- (b) **Right of Subrogation** - Whenever the "Insurer" pays the Mortgagee any loss award under this policy and claims that - as the Mortgagor or Owner - no liability therefore existed, it shall be legally subrogated to all rights of the Mortgagee against the Insured; but any subrogation shall be limited to the amount of such loss payment and shall be subordinate and subject to the basic right of the Mortgagee to recover the full amount of its mortgage equity in priority to the "Insurer"; or the "Insurer" may as its option pay the Mortgagee all amounts due or to become due under the mortgage or on the security thereof, and shall thereupon receive a full assignment and transfer of the mortgage together with all securities held as collateral to the mortgage debt.
- (c) **Other Insurance** - If there be other valid and collectible insurance upon the property with loss payable to the Mortgagee - at law or in equity - then any amount payable thereunder shall be taken into account in determining the amount payable to the Mortgagee.
- (d) **Who May Give Proof Of Loss** - In the absence of the Insured, or the inability, refusal or neglect of the Insured to give notice of loss or deliver the required Proof of Loss under the policy, then the Mortgagee may give the notice upon becoming aware of the loss and deliver as soon as practicable the Proof of Loss.
- (e) **Termination** - The term of this mortgage condition coincides with the term of the policy: Provided always that the "Insurer" reserves the right to cancel the policy as provided by Statutory condition but agrees that the "Insurer" will neither terminate nor alter the policy to the prejudice of the Mortgagee without the notice stipulated in such Statutory condition.
- (f) **Foreclosure** - Should title or ownership to said property become vested in the Mortgagee and/or assigns as owner or purchaser under foreclosure or otherwise, this insurance shall continue until expiry or cancellation for the benefit of the said Mortgagee and/or assigns.