

December 9, 2024

To: Nautica Soundview Condominium Owners

Subj: HO-6 Insurance Coverage

Dear Homeowner,

Due to the high turnover of units over the past year, the Board wanted to remind owners that they need to carry adequate coverage under their homeowner's insurance to cover the Association's deductibles. Under Section 20.2 of the Nautica Soundview Declaration, unit owners are:

*“responsible up to the amount of the deductible under the Association's property policy for (i) the cost of damage or loss within the Owner's Unit; (ii) damage to another Unit or the Common Elements resulting from the negligence or misconduct of the Unit Owner or its Authorized Users; or (iii) damage to another Unit or Common Elements caused by faulty or leaking plumbing fixtures (including pipes, hoses, drains, toilets, showers, tubs, dishwashers, faucets, garbage disposals, and shower heads), water heaters or hot water tanks that are within or (as to water heaters or water tanks) serve only the Owner's Unit.”*

Under the Association's policy, the deductible for damage caused by water incidents is \$25,000 **per unit** and \$10,000 for other types of damage. Please review your HO-6 insurance policy with your agent to ensure you are adequately covered. The Association's policy will be renewed on February 1, 2025, and we will update you on any policy changes at that time. If you have any questions, please feel free to contact me at 425-339-1160, extension 223 or by email at [tgish@portgardnermgmt.com](mailto:tgish@portgardnermgmt.com).

Sincerely,

Tom Gish, Jr., Community Manager  
Port Gardner Property Management

Attachment: HO-6 Condo Insurance Handout