Special By-law X — Building Insurance Claims

X.1 Claimable Event

a) You must inform us within thirty days of any event which may result in a claim on our building insurance policy.
b) You must allow us to liaise with our insurance company and any agents or brokers in the lodgement of any claim and coordinate its progress.
c) We have no financial or other obligation to you if the claim is disallowed by our insurance company.
d) We encourage you to obtain suitable insurance coverage for your own property.

X.2 Payment of Excess

a) You are responsible for any insurance excess that we may have paid on your behalf towards the settlement of a claim of damage affecting only your lot property.
b) We are responsible for any insurance excess on claims that affect common property only, or both common property and a private lot or lots.
c) Each affected individual lot owner is responsible to contribute in equal share to cover the insurance excess of any claim relating to a single event which affects more than one private lot but no common property.

X.3 Right of Appeal

a) If you believes the insurance excess levied on you by this By-law is unjust, you may request that the OC waive the charge by resolution at our next general meeting. If the resolution fails to pass, you will be liable for the excess and any interest which may have accrued.

Special By-law X — Cost Recovery

X.1 Recovery of Costs

a) We will serve written notice on you for any fee or charge under these By-laws by including a debit on your lot levy account.
b) We may charge interest or initiate debt recovery on overdue amounts as permitted under the various sections of the Act.