

property of another while within such Co-owner's Townhome or upon the General Common Elements and Limited Common Elements. All such insurance obtained by the Co-owner of each Townhome shall, wherever such provisions shall be available, provide that the insurer waives its right of subrogation as to any claims against other Co-owners of Townhomes, Association, and the respective servants, agents and guests of said other Co-owners and Association. Risk of loss of or damage to any furniture, furnishings and personal effects and other personal property (other than such furniture, furnishings and personal property constituting a portion of the General Common Elements and Limited Common Elements) belonging to or carried on the person of the Co-owner of each Townhome, or which may be stored in any Townhome or in or upon General Common Elements and Limited Common Elements, shall be borne by the Co-owner of each such Townhome. All furniture, furnishings and personal property constituting a portion of the General Common Elements and Limited Common Elements and held for the joint use and benefit of all Co-owners of all Townhomes shall be covered by such insurance as shall be maintained in force and effect by Association as hereinafter provided. The Co-owner of a Townhome shall have no personal liability for any damages caused by the Association or in connection with the use of the General Common Elements and Limited Common Elements. The Co-owner of a Townhome shall be liable for injuries or damages resulting from an accident in his own Townhome, to the same extent and degree that the owner of a house would be liable for an accident occurring within the house.

XIII.

INSURANCE AND CASUALTY LOSSES

Section 1. Insurance. The Board of Directors shall have the authority to and shall obtain insurance for all of the insurable improvements on the Property (with the exception of improvements and betterments made by the respective Owners at their expense) against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief, in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard, and shall also obtain a