

claims against other Co-owners of Units, the 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) belonging to or carried on the person of the Co-owner of each Unit, or which may be stored in any Unit or in or upon General Common Elements, shall be borne by the Co-owner of each such Unit. All furniture, furnishings and personal property constituting a portion of the General Common Elements and held for the joint use and benefit of all Co-owners of all Units shall be covered by such insurance as shall be maintained by Association as hereinafter provided. The Co-owner of an Unit shall have no personal liability for any damages caused by the Association suffered in connection with the use of the General Common Elements. The Co-owner of an Unit shall be liable for injuries or damages resulting from an accident in his own Unit, 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 public liability policy covering all General Common Areas and all damage or injury caused by the negligence of the Association or any of its agents, which public liability policy shall have limits of at least \$300,000 per claimant for bodily injury. Notwithstanding the above requirement, the Board shall have the discretion to purchase insurance with deductible provisions in whatever amount it chooses,