



## **ANNUAL INSURANCE DISCLOSURE AND POLICY SUMMARY - October 1, 2025**

### PROPERTY INSURANCE (Renewed on 6-1-25)

Blanket property insurance for fire and special form with Lloyd's of London and other program participants insures residential, common and community buildings and business property (coverage for Unit as originally built; no coverage for improvements, alterations, additions or personal property of unit owners or residents).

Policy amount: \$275,000,000 per occurrence

Deductible: \$100,000 per occurrence

Key exclusions: earthquake, landslide, (and others)

### COMMERCIAL GENERAL LIABILITY INSURANCE

The commercial general liability insurance for the Housing Mutuals and Golden Rain Foundation (GRF) is with Philadelphia Insurance Companies, insuring against liability arising out of the ownership and use of common areas.

Policy amount: \$1,000,000 per occurrence  
\$2,000,000 aggregate

Deductible: \$25,000

There is also an Umbrella Liability policy with Great American and AXA XL Insurance Company.

Policy amount: \$25,000,000 per occurrence

Deductible: Excess over General Liability insurance policy

### CRIME/FIDELITY INSURANCE

Third Mutual has a crime/fidelity policy with Hartford and Great American Insurance Companies.

Policy limits: \$31,500,000 Employee Theft, Computer & Fund Transfer Fraud      Deductible: \$50,000

### EARTHQUAKE INSURANCE (Renewed on 6-1-25)

Third Laguna Hills Mutual has a Difference in Conditions insurance policy with Princeton Excess & Surplus Lines Insurance Company for earthquake insurance on residential and common area buildings.

Policy limit: \$10,000,000      Deductible for earthquake: 5% of the building value, \$100,000 minimum

GRF has a Difference in Conditions insurance policy with QBE Specialty and Trisura Specialty Insurance Companies including earthquake and flood for GRF facilities such as clubhouses, streets and the cable system.

Policy limit: \$15,000,000      Deductible: \$25,000 per occurrence except earthquake and flood  
Deductible for flood: \$50,000      Deductible for earthquake: 5% of the building value, \$50,000 minimum

**This summary of the Association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.**

**The total amount of insurance was discussed with the insurance broker and the Board followed their guidance.**

### **For questions regarding proof of insurance coverage have your escrow company or trust contact:**

AJ Gallagher Insurance Services (Property, Crime and Earthquake): Email: [Southwest.InterimCerts.GGBUS@ajg.com](mailto:Southwest.InterimCerts.GGBUS@ajg.com)  
(All requests for certificates must be sent via email and cannot be fulfilled over the phone. Standard turnaround time for issuance is within 24 hours and any request that is indicated as a "Rush" in the subject line is fulfilled same day if received by 12:00 p.m. PST. Requests should have "Third Laguna Hills Mutual" in the subject line)

If you have questions about the Mutual's insurance policies, please call Risk Management 949-597-4202.

The following insurance information should be discussed with your personal insurance agent.

## THIRD LAGUNA HILLS MUTUAL INSURANCE DISCLOSURE AND POLICY SUMMARY

**THE INSURANCE CARRIED BY THIRD MUTUAL AND GRF DOES NOT COVER YOUR PERSONAL LIABILITY OR ITEMS THAT ARE YOUR PERSONAL RESPONSIBILITY** such as improvements, alterations and additions, personal property, or loss of use. The Mutual's property insurance only covers the Unit as originally built. **OWNERS SHOULD PURCHASE a "CONDOMINIUM OWNERS" (HO-6) INSURANCE POLICY** to protect against unexpected expense in the event a loss occurs. **This is also a requirement for many lenders. Please advise tenants/lessees that they should purchase "renters" insurance** for their personal liability, personal property, and loss of use.

### **SOME\* ITEMS YOU SHOULD CONSIDER WHEN REVIEWING YOUR OWN PERSONAL INSURANCE:**

- ◆ **Owners are responsible for damage to the interior of their Unit (property for their exclusive use) as well as improvements, alterations and additions** (CC&Rs Article XIII, Section 3). This includes carpet and floor coverings, paint, wall, and window coverings, cabinets, appliances, water heater, air conditioning, kitchen, bathroom, and lighting fixtures, and other property inside your manor (CC&Rs Article I, Section 40). **Repair of damage to such items, including personal property, from a loss such as a plumbing failure in your manor or an adjacent manor, is the responsibility of the individual owner or tenant.** If the repair estimate exceeds the deductible on the Mutual's property policy, which is currently \$100,000, a claim will be submitted to the Mutual's insurer which will include the cost to repair the "standard interior" (as originally built). The Mutual's property insurer does not accept claims for damage to improvements, alterations, additions, personal property, etc.
- ◆ **Owners are responsible for damage to Mutual-controlled property** caused by the Owners' misuse or neglect, by additions or alterations, or by guests or lessees. If the damage is your responsibility, Third Mutual can charge you for the repairs (CC&Rs Article IV, Section 3). If the repair costs exceed the deductible on the Mutual's insurance, currently \$100,000, a claim will be submitted to the Mutual's property insurer. In such cases, both the Mutual and its property insurer reserve the right to charge the Owner to recover the costs, including the Mutual's deductible. Your own insurance may help cover your obligations, although some homeowner's insurance companies will not cover the Mutual's deductible. Consult with your agent about your insurer's practices and increasing your policy limits accordingly.
- ◆ **Personal Property/Contents insurance** for items such as appliances, furniture, clothing, household goods and for special property like jewelry, coins, artwork, antiques, furs, silver, and collectibles.
- ◆ **Personal Liability insurance** for your actions and responsibilities both inside and outside your manor. Everyone should have liability insurance to protect their equity and retirement savings.
- ◆ **Loss of Use or Additional Living Expense insurance** if your manor/building is damaged and cannot be lived in until repaired, in accordance with the Davis-Stirling Act Civil Code §4775(c), members, residents and lessees are responsible for paying to live elsewhere while work is done. Monthly assessments must still be paid during this time.
- ◆ **Loss assessment insurance** to protect against a special assessment from the Mutual for damage. While there has not yet been this type of assessment in Laguna Woods Village, we are required to tell you that this is a possibility. (Show your agent/broker the limits listed in this disclosure.)
- ◆ **Earthquake and/or Flood insurance** for the interior of your Unit, additions, alterations, personal property, and loss of use.
- ◆ **Earthquake Loss Assessment insurance** to protect against a special assessment from the Mutual for damage caused by an earthquake.
- ◆ **Automobile insurance** on your car, truck, van, motorcycle, or motor home.
- ◆ **Liability and Physical Damage insurance** for your golf cart.

#### **Please report building damage to:**

Resident Services (Monday-Friday, 8:00 AM to 5:00 PM)  
Resident Services e-mail address:

phone: (949) 597-4600  
[residentservices@vmsinc.org](mailto:residentservices@vmsinc.org)

#### **After business hours, or to report personal injury, please call:**

Security Dispatch: phone: (949) 580-1400

**In an emergency: CALL 911**

\*The above list is not exhaustive. Please discuss insurance questions with your agent or broker.

# THIRD LAGUNA HILLS MUTUAL INSURANCE DISCLOSURE AND POLICY SUMMARY

## PROPERTY INSURANCE - Continued

### **Primary \$10,000,000**

Sutton Specialty Ins Co., Limit: \$2,000,000

### **Primary \$50,000,000**

National Fire & Marine Ins. Co., Limit: \$3,850,000

Ironshore Specialty, Limit: \$2,500,000

Westchester Surplus Lines Ins. Co., Limit: \$2,500,000

Allied World National Assurance, Limit: \$3,000,000

Lexington Ins. Co., Limit: \$5,000,000

Canopus US Insurance, Limit: \$5,000,000

Everest Indemnity Ins. Co., Limit: \$5,000,000

Lloyd's of London, Limit: \$13,625,000

### **\$40,000,000 Excess of \$10,000,000**

Aspen Specialty Ins. Co., Limit: \$2,500,000

Evanston Ins. Co., Limit: \$4,375,000

### **\$50,000,000 Excess of \$50,000,000**

Endurance American Specialty, Limit: \$2,500,000

Arch Specialty Ins. Co., Limit: \$5,000,000

Starstone Specialty Ins. Co., Limit: \$5,000,000

Kinsale Ins. Co., Limit: \$5,000,000

Steadfast Ins. Co., Limit: \$5,000,000

Princeton Excess & Surplus Lines, Limit: \$10,000,000

Sarr Surplus Lines Ins. Co., Limit: \$10,000,000

Lloyd's of London, Limit: \$10,000,000

### **\$25,000,000 Excess of \$100,000,000**

Landmark American Ins. Co., Limit: \$2,500,000

Kinsale Ins. Co., Limit: \$2,500,000

Evanston Ins. Co., Limit: \$2,500,000

Crum & Forster Specialty Ins. Co., Limit: \$5,000,000

Sarr Surplus Lines Ins. Co., Limit: \$5,000,000

Nautilus Ins. Co., Limit: \$6,250,000

### **\$100,000,000 Excess of \$125,000,000**

Axis Surplus Ins. Co., Limit: \$5,000,000

Ironshore, Limit: \$5,000,000

Lloyd's of London, Limit: \$5,500,000

Lloyd's of London, Limit: \$13,900,000

Landmark American, Limit: \$22,500,000

Princeton Excess & Surplus Lines, Limit: \$35,000,000

Sarr Surplus Lines Ins. Co., Limit: \$12,500,000

### **\$30,000,000 Excess of \$225,000,000**

Lloyd's of London, Limit: \$30,000,000

### **\$20,000,000 Excess of \$255,000,000**

Lloyd's of London, Limit: \$13,000,000

Princeton Excess & Surplus Lines, Limit: \$7,000,000