

ARTICLE VII

INSURANCE

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7.3 Owner's Insurance. Each Owner, and not the Association, shall have responsibility of obtaining and keeping in full force and effect, at his sole expense, (a) standard fire and extended risk insurance on the Owner's Unit and personal property and furnishings contained in his Unit or located on his respective Limited Common Areas, and on any improvements added to his lot or Unit by an Owner thereof; (b) broad form Comprehensive Liability coverage for his lot and Unit (which shall be in addition to and not in lieu of the Comprehensive Liability coverage required to be purchased by the Association); and (c) such other insurance as he may elect to purchase in addition to the insurance coverage purchased by the Association; provided, however, that in no event is the insurance coverage purchased by the Association to be brought into contribution with insurance purchased by Owners. Certificates of insurance shall include the Association as an additional insured and a certificate of insurance shall be furnished annually to the Association and must remain on file with the Association. If an Owner fails to provide proof of insurance within 30 days of purchase of a Unit, or within 30 days after the Board of Directors or Association Secretary has made written request for such proof, the Association is hereby authorized to purchase insurance for the Unit and charge the cost of such insurance to the Owner as a Special Expense.

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7.5 Power of Attorney. Each Owner hereby irrevocably constitutes and appoints the Association as his true and lawful attorney-in-fact and for the purposes of maintaining such insurance policies.