

Hidden Lake Condominium  
Homeowners Association, Inc.  
4673 S. Black Swan Drive  
Salt Lake City, Utah 84117

Attention all residents:

We are requesting to provide a current copy of the Declarations page of your insurance policy. You may comply by email, mail or hand delivered to the clubhouse mail slot. Following is an excerpt from our CC&Rs:

*“By virtue of taking title to or possession of a Unit subject to the terms of this Declaration, each Owner and occupant covenants and agrees with all other Owners, occupants and the Association to purchase and maintain adequate casualty, liability and contents insurance coverage. No Unit Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the Association, on behalf of all the Unit Owners and their Mortgagees, may realize under any insurance policy which the Association may have in force on the property at any particular time.”*

Since this insurance is a requirement and extra time should not have to be spent by the Management Committee in collecting these forms, the following procedure was adopted by the Management Committee:

- The Declaration page of your insurance must be turned in no later than October 28, 2016.
- Thereafter, a \$50.00 fine will be added to your account.
- If still not received by November 15, 2016, the fine will be \$100.00
- December 15, 2017 the Homeowners Association will purchase this insurance on your unit and you will be charged the cost of insurance plus a \$500 handling fee.

If you do not have a current insurance policy, your car insurance agent can suggest the coverage you need and possibly give you a discount for insuring both your home and your vehicle(s).

This insurance is separate from that provided by the HOA. The HOA insures common area property only. (Buildings are common area. Wall & floor coverings are NOT common property.) The CC&Rs define this in more detail: [www.myhiddenlake.com](http://www.myhiddenlake.com)

Thank you,  
Hidden Lake  
Management Committee  
**Email: [info@myhiddenlake.com](mailto:info@myhiddenlake.com)**