

servants, agents and guests of said other 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 Owner of each Unit, or which may be stored in any Unit or in or upon General Common Elements and Limited Common Elements, shall be borne by the Owner. 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 Owners of all Units shall be covered by such insurance as shall be maintained in force and effect by Association as hereinafter provided The Owner of a Unit 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 Owner of a Unit shall be liable for injuries or damages resulting from an accident or incident in his own Unit, to the same extent and degree that the owner of a house would be liable for an accident or incident 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 and Limited Common Areas and all damage or injury caused by the negligence of the Association or any of its agents, which public liability policy shall be at least \$300,000 as respects Bodily Injury and Property Damage liability. Notwithstanding the above requirement, the Board shall have the dis-