

units shall be covered by such insurance as shall be maintained in force and effect by Association as hereinafter provided. The co-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 co-owner of a 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 building would be liable for an accident occurring within the building.

XX.

INSURANCE PROVISIONS

LIABILITY INSURANCE:

A. The Board of Directors of the Association shall obtain Public Liability and Property Damage Insurance covering all of the General Common Elements and Limited Common Elements of the property, and insuring the Association and the co-owners, as its and their interest appear, in such amounts as the Board of Directors of the Association may determine from time to time, provided that the minimum amount of coverage shall be \$100,000/\$300,000/\$10,000. All Liability Insurance shall contain Cross-Liability Endorsement to cover liabilities of the Unit co-owners as a group to a Unit co-owner. Premiums for the payment of such insurance shall be paid by the Association and charged as a common expense.

B. CASUALTY INSURANCE:

1. Purchase of Insurance: The Association shall obtain Fire and Extended Coverage Insurance and Vandalism and Malicious Mischief Insurance, insuring all of the insurable improvements within the property, including personal property owned by the Association, in and for the interest of the Association, all Unit co-owners and their mortgagees, as their interests may appear, in a Company acceptable to the standards set by the Board of Directors of the Association, in an amount equal to the maximum insurable replacement value, as determined annually by the Board of Directors of the Association. The premiums for such coverage and other expenses in connection with said insurance, shall be paid by the Association and charged as a common expense. The Company or Companies with whom the Association shall place its insurance coverage, as provided in this Master Deed, must be good and responsible Companies authorized to do business in the State of South Carolina. The institutional first