

THIS IS NOT A LEGAL DOCUMENT: This document is meant only for guidance through insuring your property and is not meant to legally advise you. Please reach out to your agent for specific questions. You are responsible for how you use the information in this document.

Insurance Info

INSURANCE COVERAGES: The Association may obtain insurance against such hazards and casualties, including, but not limited to, fire and weather, affecting the property and improvements and such property belonging to the Association as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. Insurance proceeds shall be used by the Association for the repair or replacement of property for which such proceeds have been paid to the Association due to an insured loss to that property. Premiums for all insurance carried by the Association are common expenses to be included by the Board of Directors in the annual assessment made by the Association. The risk of any loss for which the Board does not actually purchase insurance shall remain with the owner of each individual dwelling unit and/or any such owner's tenant. The risk of personal liability, loss of personal property and loss of improvements and betterments of each individual dwelling, including but not limited to, the interior surfaces of walls, floors and ceilings, cabinets, and electrical and plumbing fixtures and appliances, shall be the risk of the owner of each individual dwelling.

found in by laws under Article IV Insurance section

What all this legal jargon means:

- **The Association covers** the exterior shell of all units in the event they are damaged under a covered peril, including:
 - All materials that make up the exterior of the unit (siding, roof, windows, doors, soffit, gutters, flashing, trim, fixtures, etc...)
 - Liability of common areas.
- **The Association WILL NOT cover** any additions to the exterior that have been added by the unit owner, Examples are decks, unit additions, pergolas and anything addition that was not part of the original build of the unit.

Each unit owner is responsible for everything from the studs of the exterior inward including but not limited to:

- All interior surfaces (walls, ceilings and floors)
- Cabinets
- Fixtures
- Appliances
- All plumbing, electrical and duct work
- Unit owners personal property
- Liability for the unit owner's premise.

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What does this mean for your insurance?

All unit owners should have an H06 policy (a policy designed to cover everything the HOA doesn't cover for a unit owner). This is sometimes referred to as a Condo Unit Owner's Policy, Interior Unit Owner's Policy or a Wall's In Policy. Below is an explanation of what your coverages mean so you can make sure you have the correct amount of coverage on your H06 policy.

Coverage A: This is the coverage on all the interior of the unit. (What it would cost to completely rebuild the interior of your unit as it is currently built)

- All plumbing, electrical, ductwork and insulation
- All surfaces (walls, ceilings and floors)
- Cabinets
- Fixtures
- Appliances
- Any additions to the exterior that were not part of the original build
 - Decks
 - Living additions
 - Any patio fixtures attached to the structure

Coverage B: This is coverage for Other Structures or Detached Structures

- Sheds
- Detached Deck
- Gazebo

Coverage C: This is coverage for your Personal Property

- Personal belongings
- Any outdoor furniture
- Window treatments
- Furniture

Coverage D: Loss of Use: This covers relocation if you are unable to live in dwelling while it is being repaired from a covered peril.

Coverage E: Liability

Loss Assessment Coverage: This will cover any assessments you receive from the board (example: Each building's deductible for an exterior claim made to all units)

Please make sure your Loss Assessment coverage is at least \$2000-\$5000