

HILLSDALE I CONDO ASSOCIATION

Information Regarding Your Association's Master Insurance Policy:

The association's insurance policy provides property coverage for your townhome (structure).

*Your unit is covered based on original condominium plans. Example: fixtures, cabinets, floor and appliances would be replaced with new items of like kind and quality to those *originally* installed. Any **upgrades/betterments/improvements** are NOT covered by the association's policy, and this includes upgraded carpeting, wall and floor coverings, cabinets and other permanently installed fixtures.

*The property insurance policy is written under "Special Form" coverage. Perils insured include: fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden water escape from plumbing and frozen pipes.

*No coverage is provided for wear and tear, deterioration, settling or cracking of foundation, walls, basements or roofs. These events are classified as maintenance issues.

*Effective 9/16/15, association's master policy deductibles will be: **\$25,000 per unit for water damage**
 \$10,000 per claim for all other losses

Information Regarding Condo Unit Owner's Insurance:

The association's master insurance policy will not respond with coverage until the damage exceeds the property deductible. Each unit owner is responsible for this deductible. Each owner should purchase an HO-6 Condominium Owner's policy. This type of policy will provide insurance coverage which will complement the association's master policy.

Recommended coverages for your HO6 policy:

- The Association's Master Insurance Property Deductible
- Real Property: any improvements or betterments~ upgrades made to your home after the original sale.
- Personal Property: for your contents and personal belongings
- Loss Assessment: protecting you in the event a special assessment is imposed by the association because the master policy limits were exceeded
- Loss of Use: in the event that you need to live elsewhere when a covered loss renders your unit uninhabitable
- Personal Liability Protection: liability protection for you personally against claims from third parties alleging bodily injury or property damage.
- Sewer/Water Backup Coverage

Renters and Investor Owners also need to purchase insurance coverage. Both need to protect their liability exposure and need coverage for loss to personally owned property. Renters should carry a HO4 policy; Investors should carry a Dwelling/Fire policy.

Please contact us if you have questions or need additional information ~ we will be happy to assist you!

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