



IMPORTANT INFORMATION PLEASE READ CAREFULLY

All Non-Insurance Questions - Please contact a board member

The Lemar Estates Townhome Association directors feel all association members should know the limits of the Association’s insurance coverage so each member can arrange their own insurance (commonly called HO-6) to avoid coverage gaps. This memo is intended to explain the Association’s coverage.

The master insurance policy for Lemar Estates Townhome Association is with Securis for the policy period of 6/1/2024 to 6/1/2025. The insurance carrier is Travelers.

Building Coverage

The master policy for your Association is All In as allowed by your association's governing documents. This means the entire building, including items checked below, are covered by the Master Policy.

<input checked="" type="checkbox"/> ceiling finishing materials	<input checked="" type="checkbox"/> cabinetry
<input checked="" type="checkbox"/> wall finishing materials	<input checked="" type="checkbox"/> finished flooring
<input checked="" type="checkbox"/> carpeting	<input checked="" type="checkbox"/> finished millwork
<input checked="" type="checkbox"/> electrical fixtures serving a single unit	<input checked="" type="checkbox"/> built-in appliances
<input checked="" type="checkbox"/> plumbing fixtures serving a single unit	
<input checked="" type="checkbox"/> heating, ventilating & air conditioning equipment serving a single unit	
<input checked="" type="checkbox"/> improvements and betterments (regardless of when installed)	

The association’s master policy does not cover personal property such as, but not limited to, furniture, clothes, vehicles and valuable papers. Homeowners are responsible for insuring all personal property. There is no coverage under the master policy for liability other than for common areas such as, but not limited to, parking and common areas. ***Your personal liability protection is part of the HO-6 policy and can only be obtained through your personal insurance.***

Deductible

The master policy's property deductible is \$25,000 per occurrence for all covered losses other than Wind/Hail losses. The Wind/Hail deductible is 5% which equals about \$28,900 per unit and you could be responsible to pay either one of these deductibles. Any damage under the deductible will not be covered under the association's policy. Advise your personal agent to be sure there is a minimum \$25,000 Dwelling coverage on your HO-6 policy to cover this exposure, regardless of whether the loss resulted in damage to your unit or another(s), and regardless of "fault". We also recommend you have a minimum \$30,000 of Loss Assessment and \$25,000 for Back-up of Sewer and Drain coverage.

IF YOU WOULD LIKE TO DISCUSS YOUR HO-6 OPTIONS, CONTACT SHANE JENSEN AT 952-479-5780 or shane@securisinsurance.com.

Feel free to have your personal agent contact us directly with any questions they may have on the Association's Insurance.

If you suffer a claim to your unit, immediately contact a board member. If the damage involves the inside of your unit, be sure to contact your HO-6 carrier as well.

Should you have any questions please call 952-693-0770 or email certs@securisinsurance.com

To request proof of insurance for your mortgage company visit <http://SecurisInsurance.com/s/cert>