

CONSIDERATION OF CONDOMINIUM UNIT OWNERS

PERSONAL INSURANCE COVERAGE

The Villas at Granite Bay Master Insurance policy provides coverage for all units limited to its responsibilities under the CC&Rs. Individual homeowners may want to consider additional insurance to complement this coverage on matters expressly related to the specific unit and to personal property.

In this regard the condominium master policy ***DOES NOT*** cover the following within any unit you own:

- Your Personal Property (clothes, furniture, dishes, jewelry, etc.)
- Personal Liability arising from an occurrence inside your unit.
- Upgrades/Improvements, and in some cases permanently installed interior fixtures such as floor coverings, wall coverings, cabinetry and major appliances (as specified by the CC&Rs)
- Living expenses as a result of the loss of use of your unit.

OWNER OCCUPIED UNITS

If you “Own and Occupy” your unit, an additional “HO-6” condominium policy would extend coverage of the following to your unit:

- Your Personal Property (“Replacement cost” coverage would be required to replace your items without depreciation)
- Your Personal Liability
- By choosing a “building coverage” endorsement, the HO-6 policy can extend coverage to upgrades and to any permanently installed interior fixtures, which are the responsibility of the owner per the CC&Rs.
- Loss of use and additional living expenses if you are displaced as a result of a covered loss.
- By choosing a “loss assessment” endorsement, the HO-6 policy will provide funding for special assessments levied against your unit if the assessment is for a covered loss.

You may also wish to consider the various options available for flood or earthquake related damage.

UNITS RENTED TO OTHERS

If you “Own but Rent” your unit you may want to consider the following:

- Purchasing a “condominium rented to others” policy, since you still need coverage for your personal property, liability and loss of use/rental income. (Personal liability coverage may extend from your personal residence policy to your rented unit).
- Also, you should ***require*** any tenants to carry their own renters “HO-4” insurance policy. This HO-4 will cover the tenant’s personal property and provide liability protection for occurrences for which they are liable.

Questions about insurance matters may be addressed to Association Insurance Agent, Harold Newbill, McClatchy Insurance Agency (916) 488-4702.

The above are only summaries of coverage. They are being provided to assist you in understanding the coverage provided by the insurance policies secured by your association. In no way do they supersede policy language, so please exercise your right to review your Association’s master policies for complete coverage information, including any exclusions and/or limitations. Policy language will always govern coverage decisions.