

KIERLAND GREENS CONDOMINIUM COUNCIL OF CO-OWNERS 10/30/2025 – 10/30/2026

The Association maintains several insurance policies and/or lines of coverage, including **General Liability** (protects the association from lawsuits arising out of the third-party injuries), **Directors & Officers Liability** (protects the association from claims or lawsuits against the board), and **Fidelity/Crime coverage** (protects the money in the bank from fraudulent or dishonest acts). In addition, the Association carries **Property** coverage that protects common areas and residential buildings. The association's policy doesn't extend past the dry wall within the unit and is known as **Bare Walls**. This means that the homeowner is responsible for insuring everything within the interior of the unit, including but not limited to flooring, drywall, fixtures, ceilings, countertops and cabinets, betterments and improvements, upgrades, and personal property. Association coverage applies to property damage resulting from covered causes of loss. Examples of covered perils include wind, hail, lightning, fire, vandalism, malicious mischief, explosion, and sudden and sudden accidental water damage. Certain exclusions apply to the master property policy. These exclusions include homeowner personal property, routine maintenance, damage caused by normal wear and tear, pest (vermin) activity, and subsidence.

The Association's insurance policy includes a \$15,000 deductible for water/sewer damage claims and a \$10,000 deductible for all other covered perils. Depending on the specific circumstances of the loss, these deductible amounts may become the financial responsibility of the homeowner.

What Insurance Coverage does a Unit Owner Need? Guide to HO-6 Condominium Unit Owner's Policy

- **Personal Property** Coverage with Replacement Cost — This coverage protects your personal belongings, as the Master Association Policy does not extend to Unit Owners' personal property.
- Please inform your personal insurance agent that the Association's policy includes a \$15,000 deductible for water/sewer damage and a \$10,000 deductible for all other perils. This will help ensure you have appropriate coverage in the event you are held responsible for the deductible or experience a loss within your unit that falls below the deductible amount.
- Everything visible within your unit should be included in your personal insurance policy. This includes the interior elements such as flooring, partitions, fixtures, ceilings, countertops, cabinets, and any upgrades, improvements, or betterments made to the unit. As the owner, it's your responsibility to ensure these items are covered to protect against potential gaps in coverage in the event of a loss.
- **Loss of Use** coverage reimburses unit owners for necessary living expenses if the unit becomes uninhabitable due to a covered loss. If the condominium is rented to a tenant, this coverage is replaced with **Loss of Rents**, which compensates for rental income lost during the period of uninhabitability.
- **Loss Assessment** coverage pays the unit owner's share of a special assessment imposed as a result of a covered loss that exceeds the limits of the Association's master insurance policy.
- **Personal Liability** pays for bodily injuries to other people or damage to their property if you are liable resulting from unintentional acts committed by qualified family members including sporting activities and acts of your pets.

If you are interested in obtaining an HO-6 (Condominium Unit Owners' Policy), feel free our personal lines contact, Tina Terrell, at 949-215-9803.

Claims Process

Please contact your property manager to report a claim. Your manager will notify our office if a claim needs to be filed.

Certificates of Insurance

If you need a general Certificate of Insurance for the Association, please contact our office at proof@hoa-insurance.com, and we will provide it via email.

For lenders requiring a certificate that includes specific loan details or a mortgagee clause, the necessary documentation can be obtained directly from www.eoidirect.com.