



General Insurance Information for the Homeowners of Broadmoor Huntington Harbor Community, Inc.

Our agency is pleased to have been retained as the insurance service provider for the Broadmoor Huntington Harbor Community effective 01/21/2022. In coordination with the Association, our agency would like to provide all homeowners with information of what the master insurance policy covers *within the residential units*. To ensure that all homeowners are maintaining proper limits of insurance, please review the information below and on the reverse.

Items Covered by the Master Policy: Consistent with the CC&R's, the Association's insurance covers all Association structures, including the residential units. The interior coverage extends to all studs, drywall, rough electrical and plumbing. The Association carries a \$25,000 deductible.

Individual Unit Owner Insurance Needs: Whether you personally occupy your unit or have a tenant, please inform your personal insurance agent that you need an **HO-6 insurance** policy. Owners need to insure all interior items beyond the drywall that are a part of the building or structure. Examples would be: plumbing and electrical fixtures; cabinetry, countertops, appliances, floor coverings, ceiling coverings, wall coverings, etc. It is also important to cover your personal contents, liability, loss of use, loss assessment, and earthquake insurance coverage for your interior. Please refer to the insurance responsibility checklist on the reverse side of this document for more information, including recommended limits.

Individual Assessments and the Association's Deductible

All homeowners should consider insurance to cover assessments levied by the Association to a homeowner, as well as coverage which helps the individual homeowner pay for the Association's \$25,000 deductible, if needed.

Example: *A water pipe bursts inside a unit, which causes damage. The individual homeowner may be solely responsible for the Association's insurance deductible.*

Through an effective individual unit owner policy (HO-6) coverage for your Association deductible can be easily obtained. Please talk to your individual insurance agent.

How to Obtain a Certificate of Insurance

Certificates of Insurance (available to financial institutions for loan purposes) may be obtained by visiting www.EOIDirect.com or contacting their help desk at (877) 456-3643.

How to File a Claim

If you have a claim, notify your Association's management company and your own homeowner's insurance carrier.

The above information is provided to assist in understanding the basic coverage on the Association's and Unit Owner's policies. For final coverage determination, both policies should be reviewed



Insurance Responsibility Checklist for Building Property

Insurable Property	Insured by HOA	Insured by Homeowner
Exterior Building Structure	X	
Building Utility Installations	X	
Drywall of Unit as Originally Constructed	X	
Rough Plumbing and Electrical	X	
Flooring and Wall Coverings		X
Countertops		X
Cabinetry		X
Appliances		X
Plumbing and Electrical Fixtures		X
Fixtures within Residential Unit		X
Original Windows	X	
Original Entry Door	X	

In addition to purchasing appropriate limits of building insurance coverage for replacement of the residential unit interiors, all owners should maintain coverage for the following items with are **not** covered by the Association’s policy:

- **Personal Liability** coverage to protect owners from liability incidents within the residences.
 ❖ *Minimum Recommended Limit: \$500,000*

- **Guest Medical** coverage to provide no-fault medical coverage for incidents of personal injury to guests within the residential unit.
 ❖ *Minimum Recommended Limit: \$1,000*

- **Loss of Use** coverage to collect funds associated with alternative living accommodations in the event of the residential unit being uninhabitable due to an insured loss.
 ❖ *Minimum Recommended Limit: Dependent on Each Particular Owners’ Needs*

- **Loss Assessment** coverage to cover special assessments that may be levied upon the homeowner in the event of liability for a loss.
 ❖ *Minimum Recommended Limit: \$25,000*

- **Personal Property** coverage to ensure replacement of personal items such as couches, TVs, desks, chairs, tables, computers, etc. in the event of a loss.
 ❖ *Minimum Recommended Limit: Dependent on Each Particular Owners’ Needs*