LABARRE/OKSNEE INSURANCE

Saddlebrooke Villas Association Nos. 35, 35A, Inc.

Your Association is insured through LaBarre/Oksnee Insurance

The Association maintains a master insurance policy to insure the buildings and is for **BARE WALLS** only per the association's CC&R'S. An example of the Perils you are insured for are; wind, hail, lightening, fire, vandalism, malicious mischief, explosion, earthquake, and sudden and accidental water damage. There are certain **exclusions such as finished flooring, wall coverings, fixtures and cabinets, your personal property, standard maintenance items, theft inside of your unit, insect or animal damage, satellite dishes, patio enclosures, service lines, settling or cracking of foundations, items damaged by normal wear and tear or pest (vermin) damage and subsidence**. The Association policy carries a Property Deductible of $10,000 for all perils EXCEPT earthquake which has a separate 5% deductible, and depending on the circumstances of the loss, could be your responsibility as the homeowner.

What Insurance Coverage does a Unit Owner Need?

- **Personal Property** coverage WITH replacement cost covering your personal belongings as the master association policy does not cover for Unit Owner's personal property.

- **Building Additions and Alterations** can be covered on your personal policy when the association's policy does not pick up coverage for Betterments and Improvements. Improvements or Upgrades to your Unit should be covered by you as an owner to cover any gaps in coverage in the event of loss. **Please be sure to inform your personal insurance agent that the HOA policy excludes coverage for finished flooring, wall coverings, fixtures and cabinets.** Also, please be sure to notify your personal insurance agent that this association carries a $10,000 Property Deductible and a 5% Earthquake deductible so that you are covered in the event you are responsible for that Deductible or loss sustained within your Unit that is less than the Deductible.

- **Loss of Use** will pay the unit owners living expense while the unit is not inhabitable due to an insured loss. If your condo is rented out, this coverage will be replaced with Loss of Rents coverage.

- **Loss Assessment** will pay the owners share of a special assessment levied due to an insured loss exceeding the associations master policy limits.

- **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.

Need to file a claim?

- If you have a claim notify your HOA management company or the board of directors as well as your own personal insurance carrier. Claims that involve your personal property, furniture, and interior finishes must be placed with your homeowners insurance carrier. Claim payments for this policy are issued to the HOA/board of directors as insurance trustee.

Need a certificate of insurance?

- Send your request to proof@hoa-insurance.com or call 800-698-0711

Be sure to review this with your personal insurance agent today or call our Personal Lines Expert, **Tina Terrell,** direct at **949-215-9803** or **(800) 698-0711 Ext. 203**. Thank you!