

Rosewood Lane Planned Unit Development

Key Insurance Information

August 16, 2021

The information presented below is intended to provide a brief overview of the insurance provided by the HOA master policy. In addition, it serves as an official notice in accordance with Utah HOA law and provides a guideline for the unit owner's personal insurance needs. For complete details of Utah Law, please visit:

Community Association Act - https://le.utah.gov/xcode/Title57/Chapter8A/57-8a.html?v=C57-8a_1800010118000101

The HOA master insurance policy provides property insurance for the building on a "walls out" basis – **no coverage is provided for the interior of your "Unit"**. The coverage provided is subject to policy provisions and exclusions. There is no coverage for unit owner contents.

- The master insurance policy includes general liability insurance with at least a **\$1,000,000** per occurrence limit.
- **Property Coverage** – The association provides coverage for "Common Areas and Facilities" see CC&Rs section 9.2.
 - **Blanket Building Limit** **\$5,134,860**
 - **Deductible** **\$10,000**
 - **Building Coverage provided is "Walls Out" – no coverage for interior of "Unit"**

Unit Owner Checklist

(Always consult with your personal insurance agent to determine what insurance coverage you will need)

Priority:

- ✓ Homeowners Insurance Policy (commonly referred to HO3 or HO5) for your unit/ home. **You are responsible for insuring your unit/home in its entirety.**
- ✓ **Policy should be written on "special form"**
- ✓ **Loss Assessment Coverage**
- ✓ Coverage for your personal contents
- ✓ Personal liability protection

Optional Coverage's if Applicable:

- ✓ Coverage for your autos and recreational vehicles
- ✓ Loss of use and additional living expenses due to a claim
- ✓ Supplemental earthquake insurance
- ✓ Flood or surface water insurance for your unit and your contents
- ✓ Pollution Coverage which may include Mold, Lead, Asbestos and other common pollutants
- ✓ Other coverage: *fine arts, jewelry, collectables, other valuable articles, money, sports equipment etc.*
- ✓ Loss of rents – *if your unit is a rental*

For individual homeowner's insurance quotes contact:

The Buckner Company Personal Lines Department # 801-937-6701

For insurance certificate requests:

Visit our website at www.buckner.com



For complete details of insurance coverage & exclusions please refer to the master policy, your CC&Rs and current Utah law. This summary does not imply, afford, or guarantee coverage or any limits other than what is provided by the actual insurance policy. This document is not intended to provide any professional or legal advice. We reserve the right to correct typographical errors.