

SAVANNAH GREENS OWNERS ASSOCIATION

Insurance Coverage and Information

Refer to the CC&R's - **Article VIII**, Section 8.01, for complete insurance coverage information.

HOA insurance-related claims should be first communicated to Riverside Management.

The HOA's master property casualty insurance policy is all-in coverage. The policy is primary and covers the interiors/exterior of each building including fixtures in individual units and any structural improvements and betterments that were made to the original construction. It provides coverage to replace a unit to the condition it was at the time of loss. As stated in the CC&R's, the owner is responsible for documenting any interior upgrades made to the property. This documentation may be necessary to prove loss beyond the original construction value.

The maximum homeowner deductible shall be in the amount as negotiated by the Board of Directors or their designee with the insuring agency using industry standards. Currently, the deductible is \$2,500.00.

The HOA also purchases comprehensive public liability insurance. This policy insures the association, board officers, individual homeowners, and employees. This policy will protect the insureds against any liability incident to the ownership and/or use of the property under control of the association.

Each owner should purchase a HO6 Policy-Special Form (commonly known as a condo policy) which includes townhomes. This policy covers loss of personal property but can also cover liability, loss of use, and loss assessment of an accident in the shared area of the community above that covered by the association blanket policy. This policy can also cover the deductible of the property casualty policy, if added.

Each owner is encouraged to discuss the specifics of these policies with their insurance agent and how claims are handled when the HOA policy is primary.