



Paul Kooima Agency

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Re: Amber Estates & Reflection Lake Condominium Association – 2024

Thank You for the opportunity to provide you with an outline of included coverage within your Master Association Insurance policy through Farmers Insurance.

Master Association Policy

- Extended (150%) Replacement cost on buildings and structures
- All covered property claims are subject to a \$5000 deductible
- Permanently installed fixtures including outdoor fixtures
- Back up of sewer and drain for all buildings and structures
- No coverage for surface or ground water intrusion (flooding)
- Personal property owned by the association that is used to maintain or service the buildings or premises
- Floor, wall, trim and ceiling coverings
- Appliances used for heating, refrigerating, ventilating, cooling systems, cooking, dishwashing, laundering, security systems or housekeeping (does not cover the repair of maintenance of these items or damages caused by lack of maintenance, replacement, or repair of the unit owner)
- Improvements, betterments, additions, upgrades or alterations made to the exterior of the unit
- Liability Coverage of \$2,000,000/occurrence & \$4,000,000/aggregate

Co- Owners Individual Responsibility- HO6 Policy

It is still advised that each co-owner maintain an individual unit owners policy (HO-6) which covers your personal property, coverage for third party lawsuits because of homeowner negligence (liability within a unit- for example, slip and falls) as well as alternative living expenses due to a covered loss and building coverage of \$25,000 minimum. In addition, it is recommended that a broadened endorsement be attached to this policy that will provide coverage for glass breakage, sump pumps, and sewer and drain back up for damage to **YOUR PERSONAL PROPERTY.**

Since the master policy deductible may be the responsibility of an individual co-owner in the event of a covered claim, loss assessment coverage should be considered in an amount not less than the master policy deductible of \$5,000. This protects the owner for their share of any loss assessment made by the association on any property or liability loss which is not covered by the master policy.

Should you or your personal insurance agent have any questions, please contact the Paul Kooima Agency - Farmers Insurance at (616) 538-1591. If you do not have an individual co-owner's policy or would like our agency to provide you with a competitive insurance proposal for your condo, home, auto, RV, boat, business, or life, please don't hesitate contact us.

Respectfully,

Paul A. Kooima

We've Covered A Thing Or Two Because We've Seen A Thing Or Two!!