

Woods at Great Oaks Condominium Association, Inc.

Insurance Coverage

This information is provided in order to avoid confusion regarding responsibility for insurance coverage of your new Condominium.

At closing, you will pay a full one-year's premium for the insurances listed below. Part of this premium will go to the insurance company for the pro rata premium for the balance of term. The other part of this premium will go to your escrow account with the Association to pay next year's premium since there is less than one year left on the current policy term. Each month you will then pay a fee to the Association and part of this fee includes insurance.

The Association has obtained a master insurance policy from Hanover (part of Allmerica). This company has an "A, XI" Best rating. The Woods at Great Oaks Association, Inc. is the "named insured", with each Owner being added on as an "additional insured", at the time of closing. The premium for this policy will be prorated from your closing date to the annual renewal date in April of each year, and paid by you at closing. Your portion of the premium for subsequent renewals is included in your monthly Association Assessment.

Property Coverage: This policy covers all of the common elements and the improvements to improved lots conveyed to you at closing. Total coverage for all common element improvements, and improved lots, are equal to 100% of their insurable replacement costs. This includes the finish out of your unit, including wall and floor coverings, HVAC, Hot water heater, built-ins, fixtures, cabinets, etc...

Liability Coverage: This policy contains scheduled general liability limits as follows:

Bodily Injury and Property damage Liability - \$1,000,000.00 combined single limit per occurrence.

Personal Injury Liability and Advertising Injury Liability - \$1,000,000.00

Medical Payment Liability - \$10,000.00 per person.

Fire Damage Liability - \$100,000.00 per any one fire.

This policy contains an aggregate limit of liability of \$2,000,000.00 for bodily injury and property damage combined, covering the common property.

Umbrella: This policy is with Hanover Insurance Company and has a limit of liability of \$1,000,000.00. This policy provides limits over the general liability limit.

Neither Gavurnik Builders, L.P. nor The Woods at Great Oaks Condominium Association, Inc. is providing liability coverage for accidents or occurrences that occur within your condominium.

Directors' and Officers' Liability: This policy is with CNA and contains liability limits as follows:

Limit of Liability - \$1,000,000.00 per claim/\$1,000,000.00 aggregate

Owner's Responsibility for Areas not Covered: Because of the exclusions in the Master Policy, you and/or your tenant need to consult your own insurance agent about purchasing a Homeowner Form B Condominium (HOB-CON). This policy should cover the value of your personal property (contents), plus your personal liability.

The Association policy covers the common areas and the condominiums finish out. Each individual owner is responsible for insuring their own personal property.

If you have any questions regarding the Association's insurance coverage or wish to present a claim under the Master Policy, contact the Association Manager:



Betsy Parshall
800-474-1388 office
512-233-5228 fax
parshallmgmtgrp@aol.com

Acknowledgement:

I (we) acknowledge receipt of the above information and will be responsible for obtaining insurance coverage for the areas not covered by the Master policy.

Condominium Owner

Condominium Owner

Date: _____

Date: _____