



Ellington Owners Association
2022-2023 ASSOCIATION COVERAGE

PROPERTY:

Coverage is for the Common Elements, Limited Common Elements, the Units, and the Personal Property of the Association. Coverage includes Declarant and Unit-Owner installed equipment, fixtures, betterments and improvements in the Residential Units. The master policy is primary once the damage exceeds the deductible. Earthquake coverage is purchased for a sub-limit.

Policy Limit: \$100,911,632 but \$25,000,000 for Earth Movement and \$10,000,000 for Flood

Deductibles: \$25,000 but **\$250,000 for water damage losses minimum, per occurrence; minimum \$25,000 per unit for water**; \$100,000 Earthquake Sprinkler Leakage & Flood; and 3% of Total Insured Values for Earth Movement

LIABILITY:

The Liability policy covers the Association for operations and activities in the Common and Limited Common Elements.

Limit: \$1,000,000 each occurrence / \$2,000,000 annual aggregate

CRIME:

Employee Dishonesty covers theft of Association monies by Employees, Board members, Trustees, and your Association Management firm.

Limit: \$1,500,000

DIRECTORS & OFFICERS:

Directors & Officers coverage provides insurance for actions/suits against the Board subject to certain limitations & Exclusions.

Limit: \$1,000,000

UMBRELLA:

The Association carries higher limits of liability.

Limit: \$25,000,000

This is an abbreviated summary of the Association's insurance program for the purpose of understanding the needs for your own personal insurance coverage. This is not a legal document.



Ellington Owners Association
2022-2023 RESIDENTIAL UNIT OWNER'S INSURANCE CONSIDERATIONS
UNIT OWNERS POLICY (USUALLY KNOWN AS AN HO-6 POLICY)

DWELLING – COVERAGE A:

The Association's insurance covers your Residential Unit which includes the equipment, fixtures, betterments and improvements within your Unit. However, you should carry coverage in the amount of **at least \$250,000**, the Association's deductible for which you may be responsible per Section 21.2 of the declaration. Please confirm with your agent that your policy will respond to this obligation. If there is duplicate coverage the master policy is primary. Comprehensive coverage is recommended.

PERSONAL PROPERTY – COVERAGE C:

Covers your personal property and belongings. There are limitations to certain items such as valuables, money, guns, firearms, jewelry, fine arts, etc. so ask your agent for more information.

LOSS OF USE - COVERAGE D:

This covers extra expenses you incur to live elsewhere while any insured damage is being repaired.

LOSS ASSESSMENT:

This policy extension covers assessments made against you for a covered loss. This typically excludes assessments against you for an Earthquake loss. Contact your agent to discuss how your policy will respond and what options are available.

LIABILITY:

Covers your Personal Liability. Coverage should always be purchased regardless of circumstances.

OPTIONAL COVERAGES:

Earthquake & Flood (check whether Earthquake Sprinkler Leakage is covered), Business exposures for operations in residence, Rental exposures, Earthquake Loss Assessment, Umbrella (higher limits of liability), and other coverages suggested by your agent to meet your needs. Each carrier has their own unique policy contract, check with your agent to see what coverage your company offers under a Condo Unit Owners policy.

All coverage on this page is your responsibility. Consult with your insurance agent for clarification on what coverage you should have, or call HUB International (the Association's agent) at 425-489-4500 for a quote

This is not a legal document. It is intended to give a brief overview of some typical coverage found on a Condo Unit Owners policy. This is not a complete list of the coverages available.