



**ACTION IS NEEDED TO ENSURE YOU HAVE PROPER COVERAGE AS THE ASSOCIATION MASTER POLICY NO LONGER PROVIDES SOME COVERAGES!**

The Association suggests that you carry the following (and you should ask your agent if other coverage is needed/recommended). ***Please note that there are several changes in coverage that owners are able to offset through their individual policies.***

An HO-6 policy to cover your personal property/contents & any improvements made to the property (the Association policy only covers builder grade specs originally installed when built) and liability coverage to cover you and your guests/tenants.

Below are some of the items your HO-6 policy should include:

- Wind & Hail (either as part of your policy or via a separate policy). In case of a Hurricane or other Named Storm to your personal property/contents & any improvements made to the property (the Association policy only covers builder grade specs originally installed when built).
- Coverage to cover the Association's \$25K deductible for Water Damage (should damage originate inside your unit).
- Any improvements made to the property (again the Association policy only covers builder grade specs originally installed when built).
- Moving/storing of your belongings should the unit be damaged.
- Loss of use/rent coverage can also be beneficial.
- Loss Assessment insurance of at least \$2,500.
- Water/sewer back-up is encouraged.
- Wind Driven Rain can often be added to your policy, as the Association could not find a carrier willing to offer this coverage for less than \$180K in premiums. This is coverage for interior damage that occurs when there is no sign of exterior damage (i.e. water blowing in roof vents, under doors, etc.)
- Ordinance & Law Coverage. This covers changes if building codes and town ordinances that affect repairs/replacement of damaged property. Based on the age of our buildings and the extreme cost of this coverage, the Association policy no longer includes this coverage. However, it is often included in your personal policy and/or is very affordable to add to your personal policy.

Please take a few minutes to review the above with your agent, or contact the Association's agent to confirm that you have the appropriate coverage. It is always better to have additional coverage than to find yourself in a bind.

Sincerely,  
Caswell Dunes BOD and LRES