

Insurance Requirements
Per Governing Documents

In 1996, Hurricane Fran caused over \$5 billion of damage in the state of North Carolina. In Raleigh, Fran snapped over 4,000 power poles and over a million people lost power.

THE WSG VI DEDUCTIBLE THAT APPLIES TO A DAMAGED UNIT IS THE RESPONSIBILITY OF THE UNIT OWNER.

The following is an explanation by Jean Droese of Seagroves Insurance, the agency that provides our insurance coverage.

All master insurance policies claims are paid based on the governing documents of the Association, not by the actual carrier's requirement. The WSG VI Covenants, amended Feb 02, 2011 - Section 8 By Owners read:

"Each Owner is strongly encouraged to obtain insurance coverage at such Owner's own expense upon the Owner's Living Unit, personal property and for the Owner's personal liability and living expenses, and such other coverage as the Owners may desire. The Association shall not be responsible for maintaining coverage for contents of the living Unit, including any personal property contained therein. An Owner may procure insurance to cover any cost of repair or replacement of any Living Unit, which cost is in excess of the proceeds of any insurance available under the Association master policy, **INCLUDING WITHOUT LIMITATION, THE COST OF ANY DEDUCTIBLE UNDER THE ASSOCIATION MASTER POLICY.**"

Additionally, according to Ms. Droese: Section 1 (B) states:

"The Association shall procure and maintain at all times a policy or policies insuring against loss or damage by fire or other hazards for each living unit upon a Lot in an amount equal to one hundred percent (100%) of the insurable replacement cost of each living unit as of the date of loss... "(The HOA covers 100% replacement of structure after the **owner's deductible has been met** and **YOUR** personal agent will help you understand). This means that WSG VI has a "studs in" policy. As explained by Ms. Droese, if you were to pick up the unit and turn it upside down, anything that stays attached is the HOA responsibility and anything that may fall out is the unit owner's responsibility.



Seagroves Insurance encourages every unit owner to discuss the following with your insurance agent regarding your Condo HO-6 policy:

Covering the master policy deductible, currently \$10,000 (may increase in the future)

Personal contents limits

Personal Liability Limits

Any loss of use you may need

Increase Loss Assessment Coverage, if desired

WSG Board and Insurance Committee

October, 2024

*This document is intended for informational purposes only and does not constitute an insurance policy or coverage. Coverage is subject to the terms, conditions, and exclusions outlined in the official policy documents. Please review your policy carefully for specific details regarding coverage limits, deductibles, and any exclusions that may apply. In the event of a claim, please contact your insurance provider directly to understand your rights and obligations. This disclaimer is not a substitute for professional insurance advice.