

# **MISSION HILLS CONDOMINIUM ASSOCIATION**

## **INSURANCE INFORMATION FOR CONDOMINIUM OWNERS**

As a condominium owner, you should know what insurance is being provided by Mission Hills Condominium Association and what insurance you should secure on your own.

The Association Master Insurance Policy covers all the buildings within the complex. This building insurance includes coverage for the exterior and interior of all units except for the following:

- Floor coverings (carpet, tile, etc.)
- Wall coverings (paint, wallpaper, etc.)
- Ceiling coverings (paint, popcorn, texture)
- Built-in cabinets (kitchen cabinets, bathroom vanities)
- Built-in appliances (dishwasher, sink, disposal)
- Heating and air cooling equipment located within and on top of the unit (air-handling unit)
- Interior electrical fixtures

As a unit owner, you will need to obtain insurance on the above listed “real property” items and your personal property if you are concerned about possible losses of items in either category. Some examples of personal property are:

- Furniture
- Clothing
- Window treatments
- Appliances: refrigerators, ranges, washers and dryers

A “Condominium Unit-Owners” policy provides the coverage for the real and personal property that is your responsibility for insuring. In addition, the policy provides coverage for liability insurance, since you are responsible for incidents occurring in your unit, such as “loss of use” (additional living expenses if your unit is uninhabitable after an insured loss) and “loss assessments” (assessments by the Association for the insured losses that exceed the limits of the Association’s insurance).