

Blue Ridge Townhomes Insurance Information

The Blue Ridge Townhomes Homeowners Association purchases property and liability insurance through Wilderrest and with Farmers Insurance for all homeowners. This insurance pays for repairs or to rebuild the complex if it is damaged or destroyed because of an insured peril. This insurance also protects the owners through liability coverage of the common areas.

It is probably more important to understand what this insurance does not cover, rather than what it does cover.

1. There is no insurance coverage for the personal property of owners or renters. The Association's coverage is limited to fixtures, improvements and alterations that comprise part of the building. This includes built-in appliances, interior walls, plumbing, and light fixtures.
2. There is no bodily injury or property damage liability coverage for accidents inside the units or for certain accidents inside the units that damage the personal property of others. For example, if a television set in your unit is plugged into an overloaded circuit and starts a fire, and this fire damages the contents of your neighbor, you may have a problem. The Association's insurance will cover damage to the building but not cover damage to your neighbor's personal property.
3. There is no loss of rent or loss of income coverage in the Association's insurance.
4. Effective January 1, 2006, the Association's insurance has a \$5000 deductible. There are many circumstances where the first \$5000 of repair expense to the building is the responsibility of the owner. A typical example would be if a plumbing item in your unit failed and damaged your unit or an adjacent unit. Condominium insurance can be purchased at a lower deductible; this insurance can include a small amount of building coverage, which can reduce the financial impact of the owner's responsibility for the Association's deductible.

This information is not intended to be legal advice; unit owners are encouraged to contact their insurance agents to discuss insurance needs.