



Marsh Pointe Condominium & Homeowners Association

Important Information! Please Read Carefully.

All non-insurance questions – Please contact your property manager.

The Board of Directors for The Marsh Pointe Condominium Association has elected to place your association's master insurance policy with the Nesbit Agencies, which is underwritten by AmWins Special Risk Underwriters for the policy period of June 28, 2026, to June 28, 2027.

The Master Insurance policy for your association is considered "Original Specifications" building coverage, as allowed and interpreted by your association's governing documents. This means that according to the governing documents, the building's exterior, along with permanent fixtures and partitions that are ***original*** to the interior of your unit are the responsibility of the association's master policy. Per your association's governing documents, unit owners are still responsible for insuring any betterments and improvements made to the interior of the unit since its original construction. Please be sure to make your personal HO-6 policy agent is aware of this, as it is vital to securing the proper coverage under your homeowners' insurance policy. Your agent will work with you to determine the most appropriate dwelling limit for your unit.

The Master Policy's deductible is \$5,000 per occurrence for covered property losses, \$25,000 per building for wind and hail losses, 2% of the association's total insurable value for earthquake losses, and 2% of the association's total insurable value for named storm losses. The association's total insurable value is \$11,905,199. To adequately protect yourself, it is essential that you purchase an HO-6 policy from your personal agent, as the association reserves the right to assess all or a portion of the master policy deductible(s) to the unit owners in the event of a claim. We recommend increasing your HO-6 policy's loss assessment coverage limit to a minimum of \$25,000.

If you rent your unit to others, you should purchase a dwelling fire policy to cover building property and potential loss assessments at the amounts recommended above. As the unit owner, you are still responsible for covering any gaps in coverage as stated in your association's governing documents.

Please feel free to have your personal agent contact us directly with any questions.

If you suffer a claim to your unit, please contact **your property manager** immediately. If the damage involves the inside of your unit, be sure to contact your HO-6 carrier as well.

If your mortgage company contacts you requesting a copy of the association's master insurance policy, please contact Barb Oak at boak@nesbitagencies.com or 952.873.2547 in order to obtain a certificate of insurance.

Should you have any additional questions, please contact Trey Griffy at Nesbit Agencies 952.941.9418 or tgriffy@nesbitagencies.com.

Thank you for your business. We look forward to serving Marsh Pointe Condominium Association.

NOTE: This letter does not constitute or supersede the association governing documents or insurance policies, and does not guarantee any coverage in the event of a loss. For exact specification on how best to protect your property, we recommend you and your personal agent consult the association's governing documents.