

4 HOMEOWNER’S INSURANCE REQUIREMENTS POLICY

4.1 POLICY

This policy addresses the requirement that each Homeowner will maintain insurance on their Dwelling Unit.

Pursuant to Section 8.1 of the Declaration, ” Insurance by Owners”: Each Owner shall be responsible for obtaining and keeping in full force and effect at all times casualty insurance with respect to the Dwelling Unit of such Owner for the full replacement value thereof, including coverage for fire and extended coverage, vandalism and malicious mischief.

1. All Owners within the Association shall be required to provide proof of Casualty insurance for their home as per Section 8.1.
2. A database of all Owners will be maintained by the Board, association manager or appointed Owner within the community and used in order to maintain evidence of each Owner having provided proof of insurance and home valuation.
3. The required valuation of each home shall be established based on the square footage of the home multiplied by the most current FHFA / US House Price Index Report.
 - a. An example of a valuation calculation: $1400 \text{ SqFt} \times \$250 / \text{SqFt} = \$350,000$. A 1400 SqFt home in 2020 would require a minimum insurance coverage of \$350,000.
4. The most current FHFA / US House Price Index Report will be provided to Owners on an annual basis and posted on the CCPHA website.
5. The Board, association manager or appointed Owner in the community will inform Owners if they do not have sufficient casualty insurance coverage.
6. Reminders to provide proof of insurance will be published in the monthly newsletter as well as provided during the Biannual PHA meetings.
7. A list of all addresses whose insurance will be expiring will be included in the monthly newsletter and posted on the Community Center bulletin board.
8. In accordance with Section 8.2 of the Declaration: should any Owner fail to maintain any policy of insurance required by this Article, the Association may obtain such insurance on behalf of the Owner. The premiums and other reasonable costs incurred by the Association in connection therewith shall be recoverable from such Owner as a Reimbursement Assessment, secured by a lien as elsewhere provided in the Declaration.
9. A violation of this Policy may also be enforced as per Section 2 “Covenant Enforcement Policy.