

MEMORANDUM

To: Village of Tuxford Homeowners

From: Board of Directors, Village of Tuxford Homeowner Association

Date: February 21, 2024

RE: Minimum Homeowner Insurance Requirements

In compliance with the Second Amendment to the Village of Tuxford Covenants, Conditions and Restrictions (CCR) Article II, Section 12, Insurance Required, the Homeowner Association Board of Directors (Board) requires the Board from time to time to set the required minimum monetary coverage for the interior replacement section of each homeowner's HO-6 (or equivalent) insurance policy.

Home values within the Village of Tuxford continue to increase as does the cost of materials and construction resulting in the need for adequate insurance coverage in the event of a property loss. A recent review by your Board has determined that certain homeowners may be under insured in their replacement coverage. As a result of its review, your Board has determined the following minimum replacement coverages will become effective for each homeowner no later than the date of your next annual policy renewal.

Individual unit with an enclosed sunroom \$160,000
Individual unit with a screened porch \$150,000
Individual unit with neither a sunroom or porch \$130,000

These minimum amounts are only for interior replacement coverage. The individual homeowner is responsible for maintaining adequate insurance on the interior of their property to include earthquake, \$25,000 in Loss Assessment Coverage along with other coverages for contents and liability. The Village of Tuxford must also be listed as an Additional Insured or as Loss Payee on your individual homeowner's policy.

Please keep in mind that the above-referenced minimum requirements are based upon recommendations provided to the Board by insurance professionals, but in no way are these minimum requirements to be interpreted as any sort of guaranty of replacement cost. Neither The Village of Tuxford HOA, nor its Board will be liable in the event that an owner suffers a loss and his/her coverage proves inadequate, even if such coverage was based upon these minimum requirements. Each unit owner is responsible to make sure that they have adequate insurance coverage for their home. As a result, the Board recommends that you, for your own protection, discuss your policy coverage with your insurance agent in advance of your renewal date to amend your policy coverage so you are not under insured in the event of a loss prior to your next policy renewal date.

In accordance with the CCR's, all homeowners are required to have a copy of their current insurance policy on file with the Village of Tuxford Homeowner Association. Please provide a copy of any renewed or amended insurance policy to the Village of Tuxford property manager, Mulloy Properties.

If you have questions, please call Mulloy Properties at 498-2400.

02/21/2024