

CERTIFICATE OF INSURANCE

INSURED: SALT MARSH COTTAGES HPR
Post Office Box 21994
Hilton Head Island, SC 29925

INSURANCE COMPANY:
A: Lloyds of London
B: Auto-Owners Insurance
C: Great American Ins. Co.
D: PA Manufacturers Ins Co.
E: Great American Ins. Co.
F: Federal Ins. Co.
G: Selective - NFIP
H: Lloyds of London

POLICY NUMBER:
AMR-66668
36154658
SSA392567404278
202301-07-62-51-8Y
EPP4335119
G3655041
69792-69805
B56440321

POLICY EFFECTIVE/EXPIRATION DATES:
A-F: 5/01/23 to 5/01/24
G: 4/19/23 to 4/19/24

PROPERTY INFORMATION:
SALT MARSH COTTAGES HPR
DEVILS ELBOW LANE, HILTON HEAD ISLAND, SC 29926

COVERAGE INFORMATION:	AMOUNT OF INSURANCE:	DEDUCTIBLE:
CO. A:		
Building: Special Cause of Loss	\$ 10,253,153	\$10,000 All other Perils, per occurrence
Replacement Cost including Fire, Wind & Hail, Earthquake & Bldg Ord or Law Cov. A incl., Cov B/C are a combined 20% additional limit per bldg. Coinsurance Waived, Equipment Breakdown included		\$250,000 Named Storm W&H, per occurrence \$100,000 All other Wind, per occurrence \$250,000 Earthquake, per occurrence
Building Coverage is "All-in" coverage including property within the unit as described in master deed such as drywall, fixtures, flooring, wall coverings, appliances, and additions in accordance with building plans and master deed.		
CO. B:		
GENERAL LIABILITY	\$1,000,000 Per Occ./\$2,000,000 Agg.	
Separation of Insureds is included		
CO. C:		
CRIME BOND	\$250,000 Employee Dishonesty	\$2,500 Per Claim
Property Manager is additional insured/designated agent on the Crime policy		
CO. D:		
WORK. COMP/EMPL. LIAB.	\$500,000/\$500,000/\$500,000	SC Statutory Limits
CO. E:		
D & O LIABILITY	\$1,000,000	\$ 1,000 Deductible
CO. F:		
UMBRELLA	\$15,000,000 Occ./\$15,000,000 Agg	
CO. G&H:		
FLOOD	\$ 10,983,826	\$10,000 Buildings 1-5, 7-8, 10-12, 14 \$ 1,250 Bldg 6 / \$3,000 Bldgs 9 & 13

CANCELLATION CLAUSE

The company will endeavor to mail to the additional interest identified below 10 days written notice of cancellation or material change in the said policy. Failure to mail such notice shall impose no obligation or liability of any kind upon the company. This certificate neither affirmatively nor negatively amends, extends, nor alters the coverage afforded by the policy.

Signature of Authorized Agent:



Mark S. McDonald, CIC
Coastal Plains Insurance of the Low Country
P. O. Box 1079
Bluffton, SC 29910

SALT MARSH COTTAGES HPR SCHEDULE OF VALUES

FLOOD:

Policy Number	Building Number	Units	NFIP VALUE	EXCESS FLOOD VALUE	Deductible	Flood Zone
69792	1 (3 UNITS)	101-103 (3 units)	\$750,000	\$28,968	\$10,000	AE
69793	2 (4 UNITS)	104-107 (4 units)	\$1,000,000	\$32,399	\$10,000	AE
69794	3 (3 UNITS)	108-110 (3 units)	\$750,000	\$28,968	\$10,000	AE
69795	4 (3 UNITS)	111-113 (3 units)	\$750,000		\$10,000	AE
69796	5 (3 UNITS)	114-116 (3 units)	\$750,000	\$28,968	\$10,000	AE
FLD3268597	6 (1 UNIT)	117 (1 unit)	\$250,000	\$6,501	\$1,250	X
69798	7 (3 UNITS)	118-120 (3 units)	\$750,000	\$58,161	\$10,000	AE
69799	8 (3 UNITS)	121-123 (3 units)	\$750,000	\$87,261	\$10,000	AE
69800	9 (2 UNITS)	124-125 (2 units)	\$500,000	\$414	\$3,000	AE
69801	10 (4 UNITS)	126-129 (4 units)	\$1,000,000	\$89,502	\$10,000	AE
69802	11 (4 UNITS)	130-133 (4 units)	\$1,000,000	\$32,399	\$10,000	AE
69803	12 (3 UNITS)	134-136 (3 units)	\$750,000	\$28,968	\$10,000	AE
69804	13 (2 UNITS)	137-138 (2 units)	\$500,000	\$414	\$3,000	AE
69805	14 (4 UNITS)	139-142 (4 units)	\$1,000,000	\$60,903	\$10,000	AE
TOTALS:	14 Buildings	42 units	\$ 10,500,000	\$ 483,826		

All policies are written on RCBAF form to insurable replacement value through Selective

PROPERTY:

	1 (3 UNITS)	101-103 (3 units)	\$725,679			
	2 (4 UNITS)	104-107 (4 units)	\$966,456			
	3 (3 UNITS)	108-110 (3 units)	\$725,679			
	4 (3 UNITS)	111-113 (3 units)	\$697,437			
	5 (3 UNITS)	114-116 (3 units)	\$725,679			
	6 (1 UNIT)	117 (1 unit)	\$237,592			
	7 (3 UNITS)	118-120 (3 units)	\$753,842			
	8 (3 UNITS)	121-123 (3 units)	\$781,933			
	9 (2 UNITS)	124-125 (2 units)	\$465,459			
	10 (4 UNITS)	126-129 (4 units)	\$1,021,753			
	11 (4 UNITS)	130-133 (4 units)	\$966,456			
	12 (3 UNITS)	134-136 (3 units)	\$725,679			
	13 (2 UNITS)	137-138 (2 units)	\$465,459			
	14 (4 UNITS)	139-142 (4 units)	\$994,050			
TOTALS:	14 Buildings	42 units	\$10,253,153			



IMPORTANT NOTICE

The enclosed document is your certificate of insurance for your condominium insurance. If applicable, a copy of this certificate has been mailed and/or faxed to your mortgage company. Please review the information on your certificate and advise if any information is not listed or is incorrect and indicate the change(s) in the space(s) provided below.

PLEASE NOTE: You need only fill in information that was incorrect or missing on your certificate of insurance.

***REQUIRED**

YOUR NAME:

(IF NOT ALREADY ON FILE)

EMAIL ADDRESS:

(REGIME)

CONDO NAME:

UNIT NUMBER:

Bank or Mortgage Company
NAME:

Bank or Mortgage Company
MAILING ADDRESS:

Address 1

Address 2

City State Zip

Bank or Mortgage Company
FAX NUMBER:

LOAN NUMBER:

Changes or corrections listed above can be **emailed** to, **faxed** to Coastal Plains Insurance of the Lowcountry at **843.706.3007** or **mailed** to **P.O. Box 1079, Bluffton, SC 29910**.

Condominium Unit Owners Insurance



Condo Ownership requires unique insurance needs in order to protect both the association and unit owners. The associations per the master deed and bylaws purchase what is commonly referred to as a “master policy” for the association in accordance with the bylaw wording. Unit Owners will also need to purchase a Condominium Unit Owners policy commonly referred to as an HO6 policy to protect their specific needs.

As a unit owner it may be difficult to understand where to start.

What does the condo association “master policy” cover?

The answer to this question is in both the master deed and the master policy. In most cases in the state of South Carolina the master policy will be written as an “all in” policy per the bylaws this policy will include coverage for items such as flooring, drywall, and fixtures. Please be aware that all policies will have limitations and exclusions based on the policy.

What do I need to cover?

Upon reviewing the master deed and bylaws the unit owner may need to insure their additions and upgrades to the unit, and will need to insure their personal property, interior liability, loss of use/rents, and loss assessment coverage. Please contact your agent to help you discuss your specific needs.

The combination of these two policies can provide coverage for unit owner’s needs. There are many benefits to having a HO6 policy for your unit including but not limited to:

- Coverage for personal property i.e. furniture, clothing, personal belongings
- Personal Liability
- Interior walls and floor(if the bylaws determine owners re responsible)
- Unit improvements and betterments
- Gaps and overlaps from the master policy.
- Loss Assessment
- Loss of Use or Rents
- Manageable deductibles
- Reasonable cost



Condominium policies are a must have for owners who want to make sure their investments is fully covered.



Please contact us for a quote.
843-706-3006 (Phone) 843-706-3007 (Fax)