

# Distinguished.

COMMUNITY ASSOCIATIONS

## North Carolina – Community Associations Package Insurance

### Designed For:

- Condominium (COA)
- Townhouse
- Homeowners (HOA)
- Planned Unit Developments (PUD)
- Office Condos, Master Assoc.
- Assoc. Fully Built Out and Under Development

### Ideal HOA/PUD:

- Up to 500 Units
  - Single-family homes
- Up to \$2M TIV
  - Common area property only (e.g., clubhouses, fences)
- 1 pool; Minimal Amenities

### Ideal COA:

- Up to 200 units
- Up to 20 stories (max. 4 stories frame)
- Less than 35 years old
- Up to \$50M TIV (\$2.5M per bldg./frame)
- 1 pool; Minimal Amenities

### Coverage Highlights Include:

- Special Form
- ERC 125% of Building Value
- Defense for third-party breach of contract
- Additional Insured includes:
  - Manager or Lessor of Premises
  - By Contract
- Basic AOP deductible as low as:
  - \$1,000 for HOA/PUD
  - \$2,500 for COA
  - Higher Options Available
- Bodily Injury includes mental injury, mental anguish, humiliation, or shock

### Property Broadening Endorsement includes:

- Employee Theft
- Loss of Maintenance Fees is Actual Loss Sustained
- Ordinance or Law: A at full limit; B&C 25% of Building Limit/Max. \$1M
- Pollutant Clean Up \$50,000
- Water Backup of Sewers or Drains \$100,000
- Wind damage to trees, plant and shrubs - covered cause of loss

### State Specific Guidelines:

#### North Carolina Coastal Considerations:

- Following counties are ineligible for property coverage: Beaufort, Bertie, Bladen, Brunswick, Camden, Carteret, Chowan, Columbus, Craven, Currituck, Dare, Duplin, Gates, Hertford, Hyde, Jones, Lenoir, Martin, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Pitt, Sampson, Tyrrell, Washington
- Following counties may be considered for property coverage: Edgecombe, Greene, Halifax, Northampton, Wayne
- All other counties are eligible
- Per Building wind/hail deductibles may apply

### Additional Products Available:

- Umbrella (limits \$1M, \$2M, \$5M and \$10M)
- Directors & Officers
- Crime
- Cyber

**Prequalify & submit eligible Package, D&O, Crime, and Umbrella using CappApp on the Broker Connect portal.**

Questions? [Contact Your Business Specialist](#) or [CommunityAssociation@distinguished.com](mailto:CommunityAssociation@distinguished.com)

This document is for marketing and summary purposes only and does not provide a complete description of coverage terms, conditions and limits, nor does it purport to restate, explain or interpret any insurance policy. Only the applicable policy contains a complete description of all the provisions of the coverage. The policy described may not be available in all states.

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