

Distinguished.

COMMUNITY ASSOCIATIONS

South Carolina – Community Associations Package Insurance

ELIGIBLE ASSOCIATIONS:

- Condominiums (COAs)
- Townhomes
- Homeowners Associations (HOAs)
- Planned Unit Developments (PUDs)
- Cooperatives (Co-Ops)
- Commercial Office Condominiums
- Master Associations
- Fully Built Out
- Under Development

Ideal HOA/PUD:

- Type: Single-family homes
- Insures: Common area
- Units: 1- 500
- Pools: Up to 2
- Amenities: Limited

Ideal COA:

- Insures: Common area and structures
- Units: Up to 250
- TIV: Up to \$65M (Up to \$4M per frame bldg.)
- Construction type: Frame, JMS, MNC and FRS
- Stories: Up to 20 (max. 4 stories/frame)
- Pools: Up to 2
- Amenities: Limited

COVERAGE HIGHLIGHTS:

- 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:

- 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:

South Carolina Coastal Considerations:

- Unless otherwise noted, risks must be at least 10 miles from the coast or coastal water inlets.
- The following counties are ineligible for property coverage: *Beaufort, Berkeley, Charleston, Colleton, Dorchester, Florence, Georgetown, Hampton, Horry, Jasper, Marion, Williamsburg*
- The following counties may be considered for property coverage: *Allendale, Bamberg, Clarendon, Dillon, Orangeburg*
- 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

Easy to submit. Complete online CappApp on the Broker Connect Portal.

Questions? [Contact Your Business Specialist](#) or 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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