

**Bay Point HOA  
300 Bay Point Drive  
Whitefish, Montana 59937**

**Bay Point HOA Insurance Coverage**

One important concern for the HOA is making sure every owner has the appropriate insurance coverage for their units. As part of the Bay Point HOA we have secured a master Insurance Policy on your behalf. This policy covers the building structures and common areas. As with all Insurance Policies there are some areas where property is not covered under the HOA's master policy.

Below, please note the areas that are covered, not covered, and where the deductibles lie. A complete policy is available for your review here at my office.

**Covered by the HOA's master policy;**

The basic building structures including all common areas (pool building, common building, docks, fences, walkways) \$5,000 deductible per occurrence.

Inside the condominium units, the following items are covered as originally built & subject to the \$5,000 deductible on a per loss basis:

- permanently mounted light fixtures
- bathroom fixtures
- cabinets
- counter tops
- built in appliances
- floor coverings
- wall coverings
- interior doors
- heating system
- internal walls

**Not covered by the HOA's master policy;**

Your personal property (contents owned by you or your guests), your personal liability and any improvements or upgrades in fixtures, built in appliances, etc. that have been made in your condominium must be insured by you under a separate insurance policy. For proof of upgrades & improvements made, photo documentation and copies of dated receipts are recommended if a damage claim were ever made.

**How the deductible works;**

The Insurance Company will not pay for loss or damage in any one occurrence, or any one accident, until the amount of loss or damage exceeds the deductible. The Insurance Company will then pay the amount of loss or damage in excess of the deductible, up to the applicable Limit of Insurance. The person or organization making claims are responsible for paying all deductions.

### **Required Coverage for Rental Units;**

As per the recommendation of our Insurance Agent, every Owner who is renting their property must have the following minimal coverage for their unit(s) and show proof of coverage to the HOA.

- General liability of \$1,000,000 per occurrence. HOA to be named as an additional insured on the policy.
- Certificate of worker's compensation or approved exemption form.
- Policy for renters providing \$3,000 coverage limit for damage done to the unit.
- An agreement between the unit Owner and the HOA, spelling out the terms and conditions of renting their unit(s).

If Owner uses subcontractors for any work done in their unit(s) such as; housekeeping, maintenance, remodeling, etc. those subcontractors need to have the following coverage in place and provide proof of coverage;

- General liability - \$1,000,000 per occurrence.
- Workers Compensation or approved exemption form.
- Auto liability - \$300,000 minimum – including non-owned & hired auto liability coverage.

For every unit Owner it is suggested that they obtain personal liability coverage of at least \$500,000. It is always good to visit with your personal agent as to the appropriate coverage that is right for you. The unit Owner should take a copy of the most current Bylaws and CC & R's with them so the agent can identify the appropriate coverage needed.

Our Insurance Company, HUB International is located at 6406 Hwy 93 South in Whitefish. You can stop in and visit or call 406-862-4480 and ask for either Brandon or Cyndi. They would be happy to discuss your specific questions and personal insurance needs.

Sincerely,

Chris Bowman  
Bay Point HOA Property Manager  
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