

SUNPOINTE AT LAKEWOOD ESTATES II

6/30/2026 – 6/30/2027 INSURANCE NEWSLETTER

CCIG has the privilege of providing Sunpointe at Lakewood Estates II master insurance for the condominium association that covers, but is not necessarily limited to, the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors' and officers' coverage.

As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Sunpointe at Lakewood Estates II's declarations, your personal property and liability exposures that are not covered under your association's master insurance policy.

If there were a covered property loss at Sunpointe at Lakewood Estates, the master association's policy would rebuild the basic structure. **Under the amended declarations of Sunpointe at Lakewood Estates' and the insurance and maintenance chart, insurance coverage on improvements and fixtures installed by an Owner and furnishings, including draperies, unattached carpeting and appliances, wallpaper, and items (furnace, heating equipment, electrical wiring, hot water equipment etc that service only one unit) and other items of personal property belonging to an Owner, and public liability coverage within each Unit shall be the sole and direct responsibility of the Owner thereof..."**

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include, but not necessarily limited to, these five basic coverages: (1) unit coverage, (2) personal property coverage, (3) liability coverage, (4) Loss of use and (5) loss assessment.

The association does have a \$25,000 property deductible and a 5% wind/hail deductible on our insurance policy. Each of the 162 owners could be assessed, according to the declarations, their share of 5% of the building limit of \$64,626,525 (\$3,231,326). Make sure to check with your personal lines agent to see what is available and that there are no sub-limits or special endorsements needed to cover either deductible. The annual cost to cover these deductibles under your personal HO6 policy should be minimal.

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while the unit is being repaired/rebuilt.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter at 720.212.2065. **If you need a certificate of insurance, please fax your request to 303.799.0156 attn: HOA Dept or email your request to certificate@thinkccig.com.**