



Dear Stoners Glen Townhouse Corporation Owners:

Effective October 31, 2024, Stoners Glen Townhouse Corporation, will continue coverage with **ERIE Insurance**. There is some very important information in this letter that you need to know about the association's coverage.

All buildings are covered on a **guaranteed replacement cost basis**, which is a rebuild feature in case of a covered loss. The structure is covered outside and inside the units, including coatings and wall coverings, floors and ceilings; and permanently installed appliances and fixtures back to its original specifications. The Erie policy will not be responsible for betterments or improvements (upgrades) that unit owners have made. *This is tailored according to your governing documents.* Other areas of coverage in this policy include liability protection for the Association, Directors and Officer's insurance. The deductible under the Master Policy is \$25,000 per occurrence for all perils.

As a unit owner, you should maintain your own Insurance policy, often called an HO-6. This policy will cover your contents, personal liability, valuable articles, etc.

It is also important that under your Townhome Policy that you carry **at least** \$25,000 of coverage under "Coverage A" or "Dwelling Protection" or "Loss Assessment". Any damage to your unit which is under the master policy deductible (\$25,000) will be the unit owner's responsibility. Please discuss these coverages and how they would respond if the unit owner is responsible for the damage. Especially in regard to coverage should you be assessed to cover your portion of any deductible.

If your mortgage company sends you a letter requesting proof of insurance coverage for the Master Policy's insurance, you will need to make arrangements to have a "certificate of insurance" sent to your lender. You can do that by contacting the agency below:

Robins Insurance Agency, Inc.  
11 Music Circle South  
Nashville, TN 37203  
Phone: (615) 665-9200 Fax: (615) 665-9207  
[certificates@robinsins.com](mailto:certificates@robinsins.com)

**A certificate of insurance can be requested by fax, or you can order a certificate via the email address listed above. Normally, lenders request proof of coverage annually.**

This brief description does not contain, extend, modify or explain all the clauses, conditions, exclusions, or amounts of coverage under the policies. It only reflects basic coverage in force at the time of printing. Please refer to the individual policies on file with the association for specific coverage.

We appreciate the opportunity to service the insurance needs of your homeowner's association.

Sincerely,

Jake Linkous, CLCS, EBP, CAI Past President