

Hearthstone Insurance Deductible Policy

March 10, 2025

Background

As of 2025, the Hearthstone Village single entity insurance policy stipulates different deductibles, depending on the cause of damage for the claim. (Before, all claims were single occurrence with a fixed deductible and the Board divided the deductible equally between all homeowners with a claim.)

Now there are three different deductible situations.

Insurance Deductible Policy

A. Damage as a result of Wind/Hail has a deductible of 1% of the structure value per structure.

1. In the case of a stand alone home, the owner is responsible for 100% of the deductible.
2. In the case of patio homes, each homeowner is responsible for 50% of the deductible.
3. If only one Patio Home is damaged, the homeowner of the damaged unit is responsible for 100% of the deductible.

B. Damage as a result of Earthquake has a deductible of 5% of structure value per structure.

1. In the case of a stand alone home, the owner is responsible for 100% of the deductible.
2. In the case of patio homes, each homeowner is responsible for 50% of the deductible.
3. If only one Patio Home is damaged, the homeowner of the damaged unit is responsible for 100% of the deductible.

C. Damage as a result of other causes has a deductible of \$2 500 per occurrence. All claimants will share the deductible equally.

Additional Information:

The Declaration of Covenants, Conditions and Restrictions defines “Patio Home” as “... one of the single-family residential living units constructed upon a Lot.” (Section 1. 1.12)

The “Structure Value” is on your *Certificate of Liability Insurance* as “Building Value”.

You may wish to discuss adding “loss assessment coverage” and an “earthquake endorsement” with your personal insurance representative.