

Clarifying the Townhome vs. Condo Definition: **Townhome Insurance Like Regular Homeowner Policy**

The following explanation from our HOA insurance agent may help you better understand that Mediterranean Villas townhome owners need full homeowner policy coverage:

“This is quite a common question with Associations and banks [and, yes, insurance companies, too, sometimes]. Your association is a Homeowners Association for Townhomes and not a Condo Owners Association. The homes in your HOA may be attached, but they are not ‘condominiums’. The homeowners themselves are responsible for full property and liability coverage of their homes.

“Banks see that the buildings are attached and confuse them with condominiums. Owners can provide banks or insurance agents with a copy of your Bylaws and let them know that these are townhomes, and not condos. It should clear things up.

“A condominium is a type of housing wherein a very specific part of a larger property is privately owned by the homeowner, while all other connecting areas of the complex are communally owned by a condo association. A condo insurance policy protects only the interior of the condo unit, including walls, floors, and ceilings.

“Townhouses, or townhomes, are individual houses that are placed side-by-side, where one or two walls of each house are shared between adjacent homes. A homeowners insurance policy includes coverage of physical damage to not only the interior of the house but also the exterior.”

Thus, Mediterranean Villas owners need a homeowners insurance policy. Just because our HOA does some of the exterior routine maintenance doesn't mean the HOA would pay for rebuilding your townhome if it burned down, for instance. Another example: when a couple of owners damaged the stucco of their homes by putting their BBQs too close to the wall, those owners had to pay for the repairs to the damaged stucco. Remember, too, that, as a townhome owner, you are responsible for the maintenance and repair of many exterior items, such as the roof, patio, patio-cover, gutters, doors, windows, entryway, walkway and driveway.