**OWLCREE-02** 

**SAMIB** 

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/24/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

tŀ	nis certificate does not confer rights t	o the	certi	ficate holder in lieu of su							
PRO	DUCER				CONTA NAME:	СТ					
Mountain West Insurance - Glenwood 201 Centennial St 4th Floor Glenwood Springs, CO 81601						PHONE (A/C, No, Ext): (970) 945-9111 FAX (A/C, No): (970) 945-2350					
						E-MAIL ADDRESS:					
							SURER(S) AFFOR	RDING COVERAGE			NAIC #
		INSURER A : Allianz Global Corp					35300				
INSU	IRED	INSURER B : The PMA Insurance Companies									
	Owl Creek Homes Associati	INSURER C Travelers Casualty and Surety Company of America 31194									
	PO Box 6683	INSURER D:									
	Snowmass Village, CO 8161	INSURER E :									
					INSURER F:						
CO	VERAGES CER	TIFIC	CATE	NUMBER: 1	REVISION NUMBER:						
IN C	HIS IS TO CERTIFY THAT THE POLICII IDICATED. NOTWITHSTANDING ANY R ERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH	EQUI PER	REME TAIN,	ENT, TERM OR CONDITION THE INSURANCE AFFORI	N OF A	ANY CONTRAC THE POLICI REDUCED BY	CT OR OTHER IES DESCRIB PAID CLAIMS:	R DOCUMENT WIT SED HEREIN IS SU	TH RESPE	CT TO	WHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDL	SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)		LIMIT	s	
Α	X COMMERCIAL GENERAL LIABILITY				(MINI/25/1111)		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	EACH OCCURRENCE	CE	\$	1,000,000
	CLAIMS-MADE X OCCUR			USC02512223Z		10/31/2023	10/31/2024	DAMAGE TO RENT PREMISES (Ea occu	ED (rrence)	\$	1,000,000
								MED EXP (Any one		\$	10,000
								PERSONAL & ADV		\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREG		\$	2,000,000
	X POLICY PRO- JECT X LOC							PRODUCTS - COMP		\$	2,000,000
	OTHER:							T KODOOTO - COMI	701 AGG	\$	
Α	AUTOMOBILE LIABILITY						10/31/2024	COMBINED SINGLE (Ea accident)	LIMIT	\$ \$	1,000,000
ı	ANY AUTO			USC02512223Z		10/31/2023		BODILY INJURY (Pe	er nerson)	\$	
	OWNED AUTOS ONLY SCHEDULED AUTOS							BODILY INJURY (Pe	•	\$	
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY							PROPERTY DAMAG (Per accident)	GE	\$	
	AUTOS ONLY AUTOS ONLY							(Fer accident)		\$ \$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	25	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	<i>,</i> ,,	\$	
	DED RETENTION \$							AGGREGATE		\$ \$	
В	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							X PER STATUTE	OTH-	φ	
AND EMPLOYERS' LIABILITY				2023010843979Y		10/31/2023	10/31/2024			\$	500,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A						E.L. EACH ACCIDE		•	500,000
	If yes, describe under							E.L. DISEASE - EA I			500,000
Α	DÉSCRIPTION OF OPERATIONS below  Property			USC033657230		11/1/2023	11/1/2024	E.L. DISEASE - POL Building	ICY LIMIT	\$	75,499,243
С	Crime			106222492		10/31/2023	10/31/2024				3,500,000
								1.0.0			0,000,000
	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC e Notes for Additional Coverages**	LES (A	ACORE	0 101, Additional Remarks Schedu	ile, may b	e attached if mor	e space is requi	red)			
CF	RTIFICATE HOLDER		CANC	CANCELLATION							
Unit Owners Copy						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE					
		Samantha Buck									

LOC #: 0



## ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY		NAMED INSURED OWI Creek Homes Association, Inc PO Box 6683				
Mountain West Insurance - Glenwood						
POLICY NUMBER		Snowmass Village, CO 81615				
SEE PAGE 1						
CARRIER	NAIC CODE					
SEE PAGE 1 SEE P 1		EFFECTIVE DATE: SEE PAGE 1				

#### **ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

#### **Additional Coverage Info:**

\*\*Extended Value Replacement Cost Valuation Applies\*\* 31 Units / \$25,000 Deductible Commercial Package Master Policy Building Limit for All Locations: \$132,844,134

### Ordinance and Law: Coverage A - Included Coverage B - \$1,000,000 Coverage C - \$1,000,000

Coinsurance: N/A - Guaranteed Replacement Cost

Agreed Amount Endorsement: N/A - Guaranteed Replacement Cost

Inflation Guard: N/A - Guaranteed Replacement Cost

Equipment Breakdown: Included Wind/Hail Coverage: Included Separation of Insured: Included

Fidelity Bond: Property Manager & non-compensated employees included: Yes

Notice of Cancellation: 10 Days for Non-Payment or Premium Minimum 30 Days All Other Reasons

Directors and Officers - Philadelphia / GIG Insurance

Effective: 10/31/2023 - 10/31/2024

Limit: \$2,000,000 Per Occurrence/Aggregate

Deductible: \$1,000

Commercial Difference in Conditions: Atlantic Specialty Insurance Company

Effective: 10/31/2023 - 10/31/2024

Policy # 30000010780001 Flood Limit: \$5,000,000 Earthquake Limit: \$5,000,000

**Excess Liability - Distinguished Program Group** 

Total Limit - \$55,000,000

Layer 1 - Ace Property & Casualty Insurance Co. - \$10,000,000

Layer 2 - Markel Insurance Co. - \$15,000,000

Layer 3 - StarStone Specialty Insurance - \$5,000,000

Layer 4 - Allied World Assurance - \$10,000,000

Layer 5 - Navigators Insurance Co - \$15,000,000



#### **Mountain West Insurance & Financial Services, LLC**

201 Centennial St. 4<sup>th</sup> Floor, Glenwood Springs, CO 81601 (800) 390-0559 toll-free (970) 945-9111 office (970) 945-2350 fax www.mtnwst.com

1/25/2023

RE: Owl Creek Homes Association, Inc.

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Owl Creek Homes Association, Inc, and we look forward to servicing the Association's insurance needs for this coming year. We believe we bring the best value to our Association clients and that is a combination of comprehensive coverage at very competitive premiums.

The Association's Master Insurance Policy has been written to comply with the insurance requirements outlined in the Association Declarations.

#### The Association is to insure the following:

- ⇒ Common Elements (buildings, structures and common areas)
- ⇒ Limited Common Elements (outdoor decks, patios, etc.)
- ⇒ The commercial and/or residential units but only up to and including the unfinished drywall

## **AN IMPORTANT INSURANCE REMINDER FOR ALL UNIT OWNERS:**

# Owners are responsible for insurance on the following:

(Questions to ask your individual insurance agent)

- ⇒ All interior surfaces of the walls, floors and ceilings including appliances, cabinets, fixtures and equipment, including any improvements and upgrades installed by previous or current unit owners
  - (Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws?)
- ⇒ Contents furniture, furnishings and other personal property (Do I have replacement cost coverage or actual cash value?)
- ⇒ Loss of rental income / loss of use / loss of assessments (What limits are available? Does the loss assessment coverage apply towards an association deductible?)
- ⇒ Personal liability
  (Does my policy have rental restrictions? Does my umbrella extend to this policy?)

Please refer to the insurance section of the Association Declarations for further information regarding insurance requirements for both the Association and the individual Unit Owner.

If you have any questions or need any further clarification, please give me a call.

Sincerely,

# John Wilkinson

John Wilkinson Commercial Lines Agent



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## Association Residential Unit Owner's Insurance Coverage Fact Sheet

(Questions to ask your individual insurance agent)

**Interior Building coverage** - The unit owner's policy can cover the portions of the unit interior which the owner is responsible to insure, per the declarations and by-laws.

Q. Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws of the association?

**Personal Property coverage** - The policy covers the personal belongings at the location of the unit, such as furniture, dishes, clothing, etc.

Q. Do I have replacement cost coverage or actual cash value?

Loss of Rental Income/or Loss of Use - In the event of a covered loss and the unit is found not fit to live in, the policy will provide coverage for additional living expenses (primary or secondary home) or loss of rental income (rental property) until the unit is repaired.

Q. What limits are available?

**Loss Assessment coverage** - The policy will pay for your share of a loss assessment charged against unit owners as a result of a loss to the property owned by the association or for a bodily injury or property damage liability claim against the association. Loss Assessment coverage is subject to coverage and exclusions in the unit owner's policy. The policy may also provide some coverage towards the association deductible.

Q. What limits are available? Does loss assessment coverage apply towards an association deductible?

**Personal Liability** - The policy provides liability coverage in the unit. Coverage would apply if the unit owner is found to be legally liable for a claim of bodily injury or property damage. Most unit owner's policies can provide limits up to \$500,000.

Q. Does my Umbrella policy extend to this policy? Does my policy have any rental restrictions?