OP ID: SH

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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/16/13

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 P<sup>--1</sup>.OW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED RESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of cuch endersement(s).

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PRODUCER		970-945-9111	CONTACT NAME:			
Neil-Garing Agency, Inc. PO Box 1576 970-945-2350 Glenwood Springs, CO 81602 Susan Schmitz, CIC		970-945-2350	PHONE FAX (A/C, No. Ext): (A/C, No):			
		E-MAIL ADDRESS:				
Susan Schmitz, CIC			PRODUCER CUSTOMER ID #: ONEBR-1			
			INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED	One Breckenridge Place As	SSOC	INSURER A : Fireman's Fund Insurance Co		29181	
	c/o Great Western Lodging		INSURER B: Travelers		25682	
	PO Box 3355		INSURER C: Greenwich Insurance Co.			
	Breckenridge, CO 80424		INSURER D : Pinnacol Assurance			
			INSURER E :			
			INSURER F:			

COVERAGES CERTIFICATE NUMBER: 1 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL S		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
	GENERAL LIABILITY				,	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	EACH OCCURRENCE	\$	1,000,000
Α	X COMMERCIAL GENERAL LIABILITY		M	ZX80937724	05/01/13	05/01/14	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	1,000,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	\$	5,000
В	X D&O Liability		10	4643087	05/01/13	05/01/16	PERSONAL & ADV INJURY	\$	1,000,000
							GENERAL AGGREGATE	\$	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$	2,000,000
	POLICY PRO- JECT LOC						D&O Limit	\$	1,000,000
_	AUTOMOBILE LIABILITY			MZX80937724	05/01/13	05/01/14	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
Α	ANY AUTO		IVI4		05/01/13		BODILY INJURY (Per person)	\$	
	ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$	
	X HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$	
	X NON-OWNED AUTOS							\$	
								\$	
	X UMBRELLA LIAB X OCCUR					EACH OCCURRENCE	\$	10,000,000	
	EXCESS LIAB CLAIMS-MADE		Dr	PPP7445498	05/01/13	05/01/14	AGGREGATE	\$	10,000,000
C	DEDUCTIBLE		P		05/01/13			\$	
ĺ	X RETENTION \$ -0-							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			4147734		05/01/14	X WC STATU- TORY LIMITS ER		
D	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A	41		05/01/13		E.L. EACH ACCIDENT	\$	500,000
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	\$	500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$	500,000
Α			MZ	X80937724	05/01/13	05/01/16	Building		15,200,000
В	Fidelity		10	5758518	05/01/12	05/01/15	Fidelity		50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
\*\*Replacement Cost Coverage Applies\*\*
\$5,000 Deductible / 39 Units

CERTIFICATE HOLDER	CANCELLATION
UNITC	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  Stefen D. Hodgden

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#### **April 29, 2013**

## Insurance Ready Reference for One Breckenridge Place Association, Inc.

## Please retain this form in your insurance file along with your policy.

Thank you for choosing Neil-Garing Insurance for your Community Association Master Insurance Policy. To provide the best possible service to the unit owners, we ask that you review and observe the following procedures regarding coverage, claim reporting and certificates of insurance.

Retain this form for future reference with the actual policy to answer any questions that may arise. Coverage questions should be referred to Neil-Garing Insurance. It is preferred that the property manager or a board member makes contact.

Please provide a copy of the enclosed Unit Owners letter, the Association Insurance Summary, a certificate of insurance, and a copy of the association declarations and bylaws to each unit owner.

## Your Neil-Garing Team

Producer: Susan Schmitz, CIC

Commercial Account Executive: Kim Harding Commercial Account Manager: Stefan Hodgden

Phone: 970-945-9111 Toll Free: 800-255-6390 Fax: 970-945-2350

#### Claim Reporting

Report all claims promptly to Neil-Garing Insurance at 970-945-9111 to the attention of Stefan Hodgden.

#### **Certificates**

All requests for certificates of insurance for lending purposes must be emailed or faxed to our office at assncert@neil-garing.com or 970-945-2350 and must include the full name, physical address and complete mortgagee clause for each owner. Blank certificates may not be issued under any circumstance.

#### Coverage

Please reference the following pages for a summary of all insurance policies written through Neil-Garing Insurance.

The attached Unit Owner letter summarizes the coverage as applicable to the Association relative to our agreed interpretation of its Declarations and Bylaws.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)



## **April 29, 2013**

## Insurance Summary for One Breckenridge Place Association, Inc.

#### **Package Policy**

Carrier: Fireman's Fund Insurance Co

Policy #: MZX80937724

Policy Term: 05/01/13 to 05/01/14 Building/Structures: \$15,200,000

Building Ordinance/Law A Undamaged Buildings: Included Building Ordinance/Law B Demolition Costs: \$1,000,000

Building Ordinance/Law C Increased Construction Costs: \$1,000,000

Equipment Breakdown: Included Property Deductible: \$5,000

General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate

Medical Payments: \$5,000 per person

Hired & Non-Owned Auto Liability: \$1,000,000

## **Umbrella Policy**

Carrier: Greenwich Insurance Co.

Policy #: PPP7445498

Policy Term: 05/01/13 to 05/01/14

Limit: \$10,000,000 per occurrence/aggregate

Self Insured Retention: \$0

## **Directors and Officers Liability**

Carrier: Travelers Policy #: 104643087

Policy Term: 05/01/13 to 05/01/16

Limit: \$1,000,000 per occurrence/aggregate

Deductible: \$2,500

#### **Fidelity**

Carrier: Travelers Policy #: 105758518

Policy Term: 05/01/12 to 05/01/15 Employee Dishonesty Limit: \$50,000 Forgery or Alteration Limit: \$50,000 Computer Fraud Limit: \$50,000 Funds Transfer Fraud Limit: \$50,000

Deductible: \$1,000



## **Workers Compensation Policy**

Carrier: Pinnacol Assurance

Policy #: 4147734

Policy Term: 05/01/13 to 05/01/14 Each Accident Limit: \$500,000 Disease Policy Limit: \$500,000

Disease Each Employee Limit: \$500,000

Deductible: \$0

## **Additional Insureds**

The association, property manager, unit owners and mortgage holders are "insureds" on all of the above policies.

This is only a summary of the insurance policy(ies) written through Neil-Garing Insurance for One Breckenridge Place Association, Inc. Please consult the actual policy(ies) for complete coverage, limits, endorsements and exclusions.





April 29, 2013

Re: One Breckenridge Place Association, Inc.

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for One Breckenridge Place Association, Inc. It has been a pleasant experience working with Keith Kroepler, your Community Association Manager, 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.)
- ⇒ Property included in units which were initially installed in accordance with the association's original plans and specification or a replacement of same like kind and quality excluding wall coverings

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

## Owners are responsible for insurance on the following:

(Questions to ask your individual insurance agent)

- ⇒ Any building improvements & upgrades installed by 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 call me or Kim Harding.

Sincerely,

Susan Schmitz, CIC Commercial Lines Agent

Enclosure SH



# 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 interior unit for 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?