^								r	DATE	OP ID: SH	
	CER	TIF	FIC	ATE OF LIA	BIL	ITY IN	<u>SURA</u>	NCE		7/21/14	
	HIS CERTIFICATE IS ISSUED AS A										
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 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 such endorsement(s).											
PRODUCER 970-945-9111 Neil-Garing Agency, Inc.						CONTACT NAME: PHONE FAX					
Nei-Garing Agency, Inc. PO Box 1576 970-945-2350 Glenwood Springs, CO 81602				E-MAIL							
Susan Schmitz, CIC					ADDRESS: PRODUCER CUSTOMER ID #: SAWMI-3						
						INSURER(S) AFFORDING COVERAGE NAIC #					
INSURED Sawmill Creek Condo Assoc					INSURER A: Fireman's Fund Insurance Co				29181		
c/o Great Western Lodging PO Box 3355					INSURER B: Travelers					25682	
Breckenridge, CO 80424					INSURER C: Greenwich Insurance Co.						
						INSURER F					
COVERAGES CERTIFICATE NUMBER:						REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WH											
	ERTIFICATE MAY BE ISSUED OR MAY I XCLUSIONS AND CONDITIONS OF SUCH F							D HEREIN IS SUBJECT 1	OALL	THE TERMS,	
			-			POLICY EFF (MM/DD/YYYY)	POLICY EXP	LIM	тѕ		
	GENERAL LIABILITY							EACHOCCURRENCE	\$	1,000,000	
Α	X COMMERCIAL GENERAL LIABILITY			MZX80956806		06/29/14	06/29/15	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	1,000,000	
в	CLAIMS-MADE X OCCUR			105956793		06/29/13	06/29/16	MED EXP (Any one person)	\$	5,000 1,000,000	
				105950795		00/23/13	00/23/10	PERSONAL & ADV INJURY GENERAL AGGREGATE	\$	2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMP/OP AGG	Ť	2,000,000	
								D&O Limit	\$	1,000,000	
							06/29/15	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000	
Α	ANY AUTO			MZX80956806		06/29/14		BODILY INJURY (Per person)	\$		
	ALL OWNED AUTOS SCHEDULED AUTOS							BODILY INJURY (Per acciden	) \$		
	X HIRED AUTOS							PROPERTY DAMAGE (Peraccident)	\$		
	X NON-OWNED AUTOS								\$		
		┝━┿							\$		
	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE								\$	5,000,000 5,000,000	
С	DEDUCTIBLE	1		PPP7448433		06/29/14	06/29/15	AGGREGATE	\$ \$	3,000,000	
	X RETENTION \$								s		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							WC STATU- TORY LIMITS ER	-		
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A		4165829		07/01/14	07/01/15	E.L. EACHACCIDENT	\$	500,000	
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYE		500,000 500,000	
Α	Building			MZX80956806		06/29/14	06/29/15	Building	-D	21,911,250	
В	Fidelity 105962730					06/29/13	06/29/16	Fidelity		50,000	
**R	CRIPTION OF OPERATIONS / LOCATIONS / VEHICLES eplacement cost coverage applies** inits / \$5,000 deductible	ট (Attao	ch AC	ORD 101, Additional Remarks Sci	hedule, if	more space is r	equired)				
CF	RTIFICATE HOLDER				CAN	CELLATION					
UNITO-1											
Unit Owners Copy SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIV ACCORDANCE WITH THE POLICY PROVISIONS.									-		
				HORIZED REPRESENTATIVE							

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I N S U R A N C E



June 13, 2014

Re: Sawmill Creek Condominium Association

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Sawmill Creek Condominium Association. It has been a pleasant experience working with Jackie Gottschalk, 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:

- $\Rightarrow$  Common Elements (buildings, structures and common areas)
- $\Rightarrow$  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 appliances, carpet, draperies, and wallpaper

# 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, including appliances, carpet, draperies, and wallpaper
  (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 Sartin.

Sincerely,

Susan Schmitz, CIC Commercial Lines Agent

Enclosure SH

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INSURANCE

# 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?

Neil - Garing INSURANCE

# June 13, 2014

#### Insurance Ready Reference for Sawmill Creek Condominium Association

#### 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 Sartin 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)

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INSURANCE

#### June 13, 2014

#### Insurance Summary for Sawmill Creek Condominium Association

# Package Policy

Carrier: Fireman's Fund Insurance Co Policy #: MZX80956806 Policy Term: 06/29/14 to 06/29/15 Building/Structures: \$21,911,250 Personal Property: \$16,000 Loss Assessment Income :\$100,000 Building Ordinance/Law A Undamaged Buildings: Included Building Ordinance/Law B Demolition Costs: \$750,000 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 #: PPP7448433 Policy Term: 06/29/14 to 06/29/15 Limit: \$5,000,000 per occurrence/aggregate Self Insured Retention: \$0

#### **Directors and Officers Liability**

Carrier: Travelers Policy #: 105956793 Policy Term: 06/29/13 to 06/29/16 Limit: \$1,000,000 per occurrence/aggregate Deductible: \$2,500

#### Workers Compensation Policy

Carrier: Pinnacol Assurance Policy #: 4165829 Policy Term: 07/01/14 to 07/01/15 Each Accident Limit: \$500,000 Disease Policy Limit: \$500,000 Disease Each Employee Limit: \$500,000 Deductible: \$0

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INSURANCE

## <u>Fidelity</u>

Carrier: Travelers Policy #: 105962730 Policy Term: 06/29/13 to 06/29/16 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

#### 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 Sawmill Creek Condominium Association. Please consult the actual policy(ies) for complete coverage, limits, endorsements and exclusions.