



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/12/2023

**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 this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> USI Insurance Services, LLC One South Nevada Avenue, Suite 230 Colorado Springs, CO 80903 (719) 228-1070	<b>CONTACT NAME:</b> EOI Direct <b>PHONE (A/C No. Ext):</b> 877-456-3643 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> help@eoidirect.com	
<b>INSURED</b> Town and Country Village Homeowners Association c/o Town and Country Village Homeowners Association PO Box 1180 Parker, CO 80134	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Fidelity and Guaranty Insurance Co.	35386
	<b>INSURER B:</b> Fireman's Fund Insurance Company	21873
	<b>INSURER C:</b> Standard Fire Insurance Company	
	<b>INSURER D:</b> Continental Casualty Company	20443
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**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 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BIP4S0428952342	6/28/2023	6/28/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired/Non-Owned \$ Included
	<b>AUTOMOBILE LIABILITY</b>  <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$			21864691	6/28/2023	6/28/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A	UB8S463472	12/09/2022	12/09/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Crime/Fidelity/Employee Dish			618804142	6/28/2023	6/28/2024	\$2,500,000      \$10,000 Deductible
D	Directors & Officers			618804142	6/28/2023	6/28/2024	\$1,000,000      \$5,000 Retention

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Master Certificate, XXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXX, CO 80138  
\*\*\*\*\*See Attached\*\*\*\*\*

### CERTIFICATE HOLDER

Master Certificate  
XXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXX, CO 80138  
Loan Number: N/A

### CANCELLATION

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



**ADDITIONAL REMARKS SCHEDULE**

AGENCY USI Insurance Services		NAMED INSURED Town and Country Village Homeowners Association	
POLICY NUMBER		PO Box 1180 Parker, CO 80134	
CARRIER	NAIC CODE	EFFECTIVE DATE: 06/28/2023	

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** \_\_\_\_\_ **FORM TITLE:** \_\_\_\_\_

Crime/Fidelity/Employee Dishonesty policy includes coverage for Property Management Company and Manager, Board Members and Volunteers

COVERAGE: Primary Property  
INSURER: American Property Insurance Company  
POLICY NUMBER: CPP22377F23MCG  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$5,000,000

COVERAGE: Excess Property  
INSURER: Ardellis Insurance Ltd  
POLICY NUMBER: 7151110309002023  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$5,000,000 excess \$5,000,000

COVERAGE: Excess Property  
INSURER: Bridgeway Insurance Company  
POLICY NUMBER: 21962591  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$5,000,000 excess \$10,000,000

COVERAGE: Excess Property  
INSURER: HDI Global Specialty SE  
POLICY NUMBER: GEP1118023  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$5,000,000 excess \$15,000,000

COVERAGE: Excess Property  
INSURER: Hudson Excess Insurance Company  
POLICY NUMBER: HCS103844  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: 50% of \$68,361,639 excess \$20,000,000

COVERAGE: Excess Property  
INSURER: Falls Lake Fire and Casualty  
POLICY NUMBER: SP6228900  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$15,000,000 part of \$68,361,639 excess \$20,000,000

COVERAGE: Excess Property  
INSURER: Scottsdale Insurance Company  
POLICY NUMBER: SP6228900  
POLICY DATES: 6/28/2023 to 6/28/2024  
Buildings Limit: \$19,180,820 part of \$68,361,639 excess \$20,000,000

Deductible: \$10,000  
Wind/Hail Coverage is included. Wind/Hail Deductible: 5%  
# of Units: 501  
# of Buildings: 83  
100% Replacement Cost applies up to the buildings limit  
No Coinsurance/Agreed Value  
Special causes of loss excluding earthquake and flood  
Subject to policy limits and exclusions.  
Equipment Breakdown/Boiler & Machinery: \$5,000,000  
Ordinance and Law is included.  
A - Undamaged Portion of Building is included in Building Limit (sub-limit)  
B - Demolition Cost is 5% of Building Limit (aggregate sub-limit)  
C - Increased Cost of Construction is 25% of Building Limit (aggregate sub-limit)  
Inflation Guard is not included on policy. Replacement cost/building values are reassessed / reviewed annually to ensure adequate coverage on the project.  
Waiver of Subrogation in favor of unit owners applies.  
Locations must be shown on policy for coverage to apply.



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**ADDITIONAL REMARKS**

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**FORM NUMBER: \_\_\_\_\_ FORM TITLE: \_\_\_\_\_**

This is the only complex covered under the policies listed on the certificate. Policy does not cover multiple unaffiliated projects. Severability of Liability (Separation of Insureds) is included. Cancellation - 10 days prior to cancellation date.

\*\*\*\*\*PLEASE READ\*\*\*\*\*

Insurance is for Building structures and common areas for which the Association has a requirement to insure per the governing documents. The governing documents showing the insurance requirement of the Association can only be provided by the Unit Owner or the Community Manager. Each Unit Owner or their Tenant may be required to carry an HO6 (owner's policy) or HO4 (tenant's policy) and should consult their own insurance agent to confirm coverages needed.

Location Addresses Covered by Policy (All Addresses are Parker, CO 80138)

- \*Street Address \*Building Limit \*Number of Units
- 10701-09 Longs Way - \$903,320 - 5 Units
- 10711-21 Longs Way - \$1,083,984 - 6 Units
- 10731-39 Longs Way - \$1,057,020 - 5 Units
- 10725, 10727, 10729 Longs Way - \$541,992 - 3 Units
- 10741, 10743, 10745, 10747, 10749 Longs Way - \$999,600 - 5 Units
- 10751, 10753, 10755, 10757, 10759 Longs Way - \$909,410 - 5 Units
- 10763, 10765, 10767, 10769 Longs Way - \$854,896 - 4 Units
- 10771, 10773, 10775 Longs Way - \$638,852 - 3 Units
- 10777, 10779, 10781 Longs Way - \$644,652 - 3 Units
- 19601, 19605, 19609, 19613, 19615, 19617, 19621 Rosewood Court - \$1,483,598 - 7 Units
- 19701, 19705, 19709, 19711, 19713 Rosewood Court - \$1,065,720 - 5 Units
- 19719, 19721, 19725, 19729 Rosewood Court - \$853,446 - 4 Units
- 19803, 19807, 19811, 19813, 19815 Rosewood Court - \$1,097,040 - 5 Units
- 19606, 19610, 19614, 19616, 19618, 19622 Rosewood - \$1,277,704 - 6 Units
- 19702, 19706, 19710, 19712, 19714 Rosewood - \$1,065,720 - 5 Units
- 19611, 19615, 19619, 19621, 19623 Applewood - \$1,097,040 - 5 Units
- 19703, 19705, 19709, 19713 Applewood - \$818,936 - 4 Units
- 19720, 19724, 19726, 19728 Rosewood Court - \$850,256 - 4 Units
- 19804, 19808, 19812, 19814, 19816 Rosewood Court - \$1,065,720 - 5 Units
- 19801, 19803, 19805, 19807, 19809, 19811 Applewood - \$974,364 - 6 Units
- 19881, 19883, 19885, 19887 Summerset - \$515,016 - 4 Units
- 19813, 19815, 19817, 19819, 19821, 19823, 19825, 19827 Applewood - \$1,093,107 - 8 Units
- 19718, 19720, 19722, 19724, 19726, 19728, 19730, 19732 Applewood - \$1,231,872 - 8 Units
- 19612, 19616, 19620, 19622, 19624 Applewood - \$1,065,720 - 5 Units
- 19704, 19706, 19710, 19714 Applewood - \$850,256 - 4 Units
- 19607, 19611, 19615, 19617, 19619 Crestwood Court - \$1,057,600 - 5 Units
- 19701, 19703, 19707, 19711, 19715 Crestwood Court - \$1,065,720 - 5 Units
- 19742, 19744, 19746, 19748, 19750, 19752, 19754, 19756 Applewood - \$1,290,742 - 8 Units
- 19734, 10736, 19738, 19740 Applewood - \$653,781 - 4 Units
- 19774, 19776, 19778, 19780, 19782, 19784 Applewood - \$974,364 - 6 Units
- 19758, 19760, 19762, 19764, 19766, 19768, 19770, 19772 Applewood - \$1,236,077 - 8 Units
- 19757, 19759, 19761, 19763, 19765, 19767, 19769, 19771 Summerset - \$1,307,562 - 8 Units
- 19802, 19804, 19806, 19808, 19810 Applewood - \$748,895 - 5 Units
- 19803, 19805, 19807, 19809 Summerset - \$611,731 - 4 Units
- 19802, 19804, 19806, 19808, 19810, 19812 Summerset - \$974,364 - 6 Units
- 10840, 10842, 10844, 10846, 10848, 10850 Victorian Drive - \$915,494 - 6 Units
- 10815, 10817, 10819, 10821, 10823, 10825 Summerset - \$902,879 - 6 Units
- 10870, 10872, 10874, 10876 Victorian Drive - \$649,576 - 4 Units
- 10843, 10845, 10847, 10849, 10851, 10853, 10855, 10857, 10859, 10861 Summerset - \$1,623,940 - 10 Units
- 19801, 19803, 19805, 19807, 19809, 19811 Victorian Way - \$902,879 - 6 Units
- 19821, 19825, 19829, 19831, 19833, 19837 Rosewood Court - \$1,230,434 - 6 Units
- 19903, 19905, 19907, 19911, 19913, 19915, 19919 Briarwood - \$1,422,408 - 7 Units
- 19925, 19927, 19929, 19933, 19937 Briarwood Court - \$999,600 - 5 Units
- 20003, 20005, 20007, 20011, 20013, 20015, 20019 Briarwood Court - \$1,422,408 - 7 Units
- 20025, 20029, 20031, 20033, 20035, 20039 Briarwood Court - \$1,211,004 - 6 Units
- 19924, 19926, 19928, 19930, 19934 Briarwood Court - \$986,115 - 5 Units
- 20002, 20004, 20006, 20010, 20012, 20014, 20018 Briarwood Court - \$1,444,738 - 7 Units
- 19902, 19904, 19906, 19908, 19910, 19912 Summerset - \$898,674 - 6 Units



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<b>CARRIER</b>	<b>NAIC CODE</b>		

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19852, 19854, 19856, 19858, 19860, 19862 Summerset - \$978,569 - 6 Units  
 10715, 10717, 10719, 10721 Foxwood Court - \$657,986 - 4 Units  
 19834, 19836, 19838, 19840, 19842, 19844, 19846, 19848 Summerset - \$1,236,077 - 8 Units  
 10741, 10743, 10745, 10747, 10749, 10751, 10753, 10755 Foxwood Court - \$1,299,152 - 8 Units  
 19916,18,20,22,24,26 Summerset - \$982,774 - 6 Units  
 10716,18,20,22,24,26 Foxwood Court - \$903,604 - 6 Units  
 20020,22,26,30 Summerset - \$850,256 - 4 Units  
 20050,54,56,58,60,64 Summerset - \$1,211,004 - 6 Units  
 20040,44,46,48 Summerset - \$818,936 - 4 Units  
 10728,30,32,34,36,38 Foxwood Court - \$844,009 - 6 Units  
 10740,42,44,46,48,50 Foxwood Court - \$986,979 - 6 Units  
 10752,54,56,58 Foxwood Court - \$515,016 - 4 Units  
 10760,62,64,66,68,70 Foxwood Court - \$982,629 - 6 Units  
 19820,22,24,26,28,30 Summerset - \$889,539 - 6 Units  
 10792,94,96,98 Foxwood Court - \$515,016 - 4 Units  
 10806,08,10,12,14,16,18,20 Summerset - \$1,294,947 - 8 Units  
 10808,10,12,14,16,18 Bayfield Way - \$974,364 - 6 Units  
 10772,74,76,78,80,82,84,86,88, 10790 Foxwood Court - \$1,629,450 - 10 Units  
 10820,22,24,26,28,30,32,34,36,38 Bayfield Way - \$1,556,660 - 10 Units  
 10840,42,44,46,48,50,52,54 Bayfield Way - \$1,244,487 - 8 Units  
 10880,82,84,86,88,90,92,94,96,98 Bayfield Way - \$1,632,350 - 10 Units  
 10856,58,60,62,64,66 Bayfield Way - \$965,954 - 6 Units  
 10868,70,72,74,76,78 Bayfield Way - \$978,569 - 6 Units  
 10902,04,06,08,10,12 Bayfield Way - \$974,364 - 6 Units  
 10916,18,20,22,24,26,28,30 Bayfield Way - \$1,219,257 - 8 Units  
 10801,03,05,07,09,11,13,15 Bayfield Way - \$1,256,087 - 8 Units  
 10863,65,67,69,71,73,75,79,81,83 Bayfield Way - \$1,556,660 - 10 Units  
 10850,52,54,56 Summerset - \$649,576 - 4 Units  
 19901,03,05,07,09,11,13,15,17,19,21,23,25 Victorian Way - \$2,043,842 - 13 Units  
 19840,42,44,46,48,50 Victorian Way - \$974,364 - 6 Units  
 19860,62,64,66,68,70,72,74 Victorian Way - \$1,299,152 - 8 Units  
 19918,20,22,24,26,28,30,32 Victorian Way - \$1,303,357 - 8 Units  
 19900,02,04,06,08,10,12,14 Victorian Way - \$1,227,667 - 8 Units  
 19606,10,14,16,18 Crestwood - \$1,065,720 - 5 Units  
 19702,04,08,12,16 Crestwood - \$1,097,040 - 5 Units  
 Total Buildings Limit: \$87,185,639  
 Outdoor Property: \$1,176,000

Cancellation – 10 days prior to cancellation date