



ADDITIONAL REMARKS SCHEDULE

AGENCY CCIG		NAMED INSURED Vista Pointe Townhome Assn C/O Mitch Powell 921 S. Dearborn Way Aurora, CO 80012-3735	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

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

Additional Coverages

Policy 5021035800 includes:

- *2% Wind/Hail Deductible
- Ordinance or Law: Cov A Included; Cov B & Cov C \$100,000
- Equipment Breakdown
- General Liability includes Separation of Insureds clause
- Actual Cash Value on roofs 15 years and equipment older than 25 years

COVERAGE: Directors & Officers

INSURER: Great American Insurance Company

POLICY #: EPP5838653 Claims Made Prior & Pending Proceeding Date 2/16/04

EFFECTIVE: 03/15/20 - 03/15/21

LIMIT: \$1,000,000 / SIR \$1,000

COVERAGE: Fidelity/Crime/Employee Dishonesty (Includes Manager)

INSURER: Travelers Casualty and Surety Company of America

POLICY #: 105880890

EFFECTIVE: 03/15/20 - 03/15/21

LIMIT: \$250,000 / SIR \$2,500

The Association's Declarations includes:

Page 23, Article 8.2 states "Insurance obtained on the Units is not required to include improvements and betterments installed by Unit Owners". 8.1 (e) further states "Unit Owners may carry and are advised to carry other insurance on the Improvements and personal property in their Unit for their benefit..."

This coverage applies only to the named insured shown on the certificate and does not apply to any other property, business or association.

Cancellation condition is 10 days before the effective date of cancellation if cancelled for non-payment or 30 days before the effective date of cancellation if cancelled for any other reason.



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VISTA POINTE TOWNHOME ASSOCIATION 3/15/2020 – 3/15/2021 INSURANCE NEWSLETTER

Annually your Board of Directors purchases insurance for the townhome association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors and officer's coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Vista Pointe Townhome Association's declarations, your personal property and liability exposures that are not covered under your association's master insurance policy.

If there were a covered property loss at Vista Pointe, the master association's policy would rebuild the basic structure. Page 22, Article 8.1 (e) defines the insurance responsibility for the Owner; specifically, "Unit Owners may carry and are advised to carry other insurance on the Improvements and personal property in their Unit...". This means we will rebuild to the original specifications of the developer but exclude any improvements made since original construction.

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments and any improvements/betterments made since original construction. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CDs, towels and linens etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for an underinsured covered claim or the deductible portion of a claim. **The association has a 2% wind/hail deductible. If assessed for a wind/hail claim, each owner could be assessed \$5,650. To raise your loss assessment to \$10,000 should be a minimal charge. Make sure to check with your personal lines agent to see what is available and that there are no sub-limits or special endorsements needed to cover this deductible.**

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

We recommend that each unit owner take pictures or videos of the inside of your home and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter, at 720-212-2065. **To request a certificate of insurance, please email your request to certificate@thinkccig.com or fax your request to 303-799-0156 attn: HOA Dept.**