



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/11/2025

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).

PRODUCER USI Insurance Services, LLC One South Nevada Avenue, Suite 230 Colorado Springs, CO 80903 (719) 228-1070	CONTACT NAME: EOI Direct PHONE (A/C, No, Ext): 877-456-3643 E-MAIL ADDRESS: help@eoidirect.com FAX (A/C, No):														
INSURED Sierra Pointe Homeowners Association c/o Balanced Bookkeeping and Community Association Management, Inc., PO Box 25696 Colorado Springs, CO 80936	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: United States Liability Insurance Co.</td> <td>25895</td> </tr> <tr> <td>INSURER B: Federal Insurance Company</td> <td>20281</td> </tr> <tr> <td>INSURER C: Pennsylvania Manufacturers Assoc.</td> <td>12262</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: United States Liability Insurance Co.	25895	INSURER B: Federal Insurance Company	20281	INSURER C: Pennsylvania Manufacturers Assoc.	12262	INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: United States Liability Insurance Co.	25895														
INSURER B: Federal Insurance Company	20281														
INSURER C: Pennsylvania Manufacturers Assoc.	12262														
INSURER D:															
INSURER E:															
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 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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			NPP1615008C	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included Hired/Non-Owned \$ Included
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			G75220832	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	2025010652636Y	11/1/2025	11/1/2026	☒ PER STATUTE ☐ 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

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

Master Certificate, xxxxxx, xxxxxxxx, CO 00000

*****See Attached*****

CERTIFICATE HOLDER

Master Certificate
 .
 xxxxxx
 xxxxxx, CO 00000
 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 Sierra Pointe Homeowners Association	
POLICY NUMBER		c/o Balanced Bookkeeping and Community Association Management, Inc.	
CARRIER	NAIC CODE	P.O. Box 25696	
		Colorado Springs, CO 80936	
		EFFECTIVE DATE: 11/01/2025	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

Fidelity, General Liability, and Directors & Officers Liability policies include Property Management Company as an Insured:
c/o Balanced Bookkeeping and Community Association Management, Inc.
P.O. Box 25696
Colorado Springs, CO 80936

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

COVERAGE: Property Insurance
INSURER: Amherst Specialty Insurance Company
POLICY NUMBER: AH03JRH25000114400
POLICY DATES: 11/01/2025 to 11/01/2026
Total Insured Value: \$43,575,959
Deductible: \$50,000
Wind/Hail Coverage is included. Wind/Hail Deductible: \$1,310,000
Equipment Breakdown Deductible: \$5,000
of Units: 282
of Buildings: 32
100% Replacement Cost applies up to the scheduled limits
No Coinsurance/Agreed Value
Special causes of loss excluding earthquake and flood
Subject to policy limits and exclusions
Equipment Breakdown/Boiler & Machinery coverage is included
Ordinance and Law is included:

- A - Undamaged Portion of Building - Included in Building Limit
- B - Demolition Cost - \$4,068,649
- C - Increased Cost of Construction - \$4,068,649

Inflation Guard is not included on policy and is not available in the marketplace. 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

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

If Mortgagee is listed as Certificate Holder, then Holder is recognized as Mortgagee

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 Colorado Springs, CO 80917)

*Street Address *Building Limit *Number of Units

3110 A-H Van Teylingen Drive – \$1,062,538 – 8 Units
3120 A-H Van Teylingen Drive – \$1,130,679 – 8 Units
3130 A-H Van Teylingen Drive – \$1,306,635 – 8 Units
3140 A-R Van Teylingen Drive – \$2,221,109 – 16 Units
3150 A-H Van Teylingen Drive – \$1,015,186 – 8 Units
3210 A-F Van Teylingen Drive – \$1,047,813 – 6 Units
3220 A-M Van Teylingen Drive – \$1,873,123 – 12 Units
3230 A-H Van Teylingen Drive – \$1,128,514 – 8 Units
3240 A-H Van Teylingen Drive – \$1,306,635 – 8 Units
3250 A-H Van Teylingen Drive – \$1,030,200 – 8 Units
3260 A-H Van Teylingen Drive – \$1,004,070 – 8 Units
3405 A-H Rebecca Lane – \$1,128,514 – 8 Units
3415 A-F Rebecca Lane – \$933,763 – 6 Units
3425 A-H Rebecca Lane – \$1,306,635 – 8 Units
3430 A-F Parkmoor Drive – \$786,086 – 6 Units

Continued on next page....



ADDITIONAL REMARKS SCHEDULE

 Page 3 of 3

AGENCY USI Insurance Services		NAMED INSURED Sierra Pointe Homeowners Association	
POLICY NUMBER		c/o Balanced Bookkeeping and Community Association Management, Inc. P.O. Box 25696	
CARRIER	NAIC CODE	Colorado Springs, CO 80936	
		EFFECTIVE DATE: 11/01/2025	

ADDITIONAL REMARKS
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: _____ **FORM TITLE:** _____

3435 A-H Rebecca Lane – \$1,253,915 – 8 Units
 3440 A-V Parkmoor Drive – \$2,746,821 – 20 Units
 3445 A-M Rebecca Lane – \$1,646,491 – 12 Units
 3450 A-H Parkmoor Drive – \$1,235,154 – 8 Units
 3455 A-H Rebecca Lane – \$931,742 – 8 Units
 3460 A-H Parkmoor Drive – \$1,306,635 – 8 Units
 3465 A-K Rebecca Lane – \$1,395,665 – 10 Units
 3470 A-H Parkmoor Drive – \$1,062,538 – 8 Units
 3475 A-M Rebecca Lane – \$1,595,698 – 12 Units
 3485 A-M Rebecca Lane – \$1,825,611 – 12 Units
 3510 A-H Parkmoor Drive – \$1,128,514 – 8 Units
 3515 A-F Rebecca Lane – \$774,629 – 6 Units
 3520 A-H Parkmoor Drive – \$1,062,538 – 8 Units
 3525 A-H Rebecca Lane – \$1,158,398 – 8 Units
 3530 A-H Parkmoor Drive – \$1,306,635 – 8 Units
 3535 A-M Rebecca Lane – \$1,595,698 – 12 Units
 3480 Parkmoor Drive - \$378,309 - Clubhouse/Office: 2750 sq ft
 Outdoor Property - \$1,536,425
 Total Building Limit - \$40,686,489

Cancellation - 10 days prior to cancellation date