



## **CERTIFICATE OF LIABILITY INSURANCE**

3258784

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS 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>FAX (A/C, No.):</b>
	<b>PHONE (A/C, No. Ext.):</b> 877-456-3643	
	<b>E-MAIL ADDRESS:</b> help@eoidirect.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> United States Liability Insurance Co.	25895
<b>INSURED</b>  Sierra Pointe Homeowners Association  c/o Balanced Bookkeeping and Community Association  Management, Inc., PO Box 25696  Colorado Springs, CO 80936	<b>INSURER B:</b> Pennsylvania Manufacturers Assoc.	12262
	<b>INSURER C:</b> Travelers Casualty and Surety Company	31194
	<b>INSURER D:</b>	
	<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 SUBR INSD	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				NPP1615008C	11/1/2025	11/1/2026	EACH OCCURRENCE	\$ 1,000,000							
		CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR							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							
		GEN'L AGGREGATE LIMIT APPLIES PER:															
	<input checked="" type="checkbox"/>	POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC															
	OTHER:																
	AUTOMOBILE LIABILITY						11/1/2026	11/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$							
		ANY AUTO							BODILY INJURY (Per person)	\$							
		OWNED AUTOS ONLY							BODILY INJURY (Per accident)	\$							
		HIRED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$							
		SCHEDULED AUTOS NON-OWNED AUTOS ONLY								\$							
A	<input checked="" type="checkbox"/>	UMBRELLA LIAB		<input checked="" type="checkbox"/>	OCCUR		CUP1584327	11/1/2026	EACH OCCURRENCE	\$ 1,000,000							
		EXCESS LIAB		<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE	\$ 1,000,000							
		DED <input checked="" type="checkbox"/> RETENTION \$ 0								\$							
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				Y/N	N/A	11/1/2025	11/1/2026	<input checked="" type="checkbox"/> PER STATUTE	OTH-ER							
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)								E.L. EACH ACCIDENT	\$ 1,000,000							
	If yes, describe under DESCRIPTION OF OPERATIONS below								E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000							
									E.L. DISEASE - POLICY LIMIT	\$ 1,000,000							
C	Crime/Fidelity						11/14/2025	11/1/2026	\$1,700,000	\$17,000 Retention							
	Directors & Officers								\$1,000,000	\$1,000 Retention							

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

Master Certificate, xxxxxx, xxxxxxx, CO 00000

\*\*\*\*\*See Attached\*\*\*\*\*

## CERTIFICATE HOLDER

## CANCELLATION

## Master Certificate

xxxxxx

xxxxxx, CO 00000

Loan Number: N/A

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**

© 1988-2015 ACORD CORPORATION. All rights reserved.

**ADDITIONAL REMARKS SCHEDULE**

AGENCY USI Insurance Services		NAMED INSURED Sierra Pointe Homeowners Association c/o Balanced Bookkeeping and Community Association Management, Inc. P.O. Box 25696 Colorado Springs, CO 80936	
POLICY NUMBER			
CARRIER	NAIC CODE	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 &amp; 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		NAMED INSURED	
USI Insurance Services		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: \_\_\_\_\_**

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