



3258784

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
01/16/2026

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>E-MAIL ADDRESS:</b> help@eoidirect.com	<b>FAX (A/C, No):</b>
<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(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> United States Liability Insurance Co. <b>INSURER B:</b> Pennsylvania Manufacturers Assoc. <b>INSURER C:</b> Travelers Casualty and Surety Company <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>NAIC #</b> 25895 12262 31194

**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:			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
	<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) \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CUP1584327	1/13/2026	11/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	<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	Y/N <input type="checkbox"/>	N/A	2025010652636Y	11/1/2025	11/1/2026	<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
C	Crime/Fidelity			108384855	11/14/2025	11/1/2026	\$1,700,000 \$17,000 Retention
C	Directors & Officers			108384855	11/14/2025	11/1/2026	\$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, xxxxxxx, xxxxxxx, CO 00000

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

**CERTIFICATE HOLDER**Master Certificate  
.  
xxxxxxx  
xxxxxxx, 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

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# ADDITIONAL REMARKS SCHEDULE

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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:** \_\_\_\_\_

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**

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