

CATHYS



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DATE (MM/DD/YYYY) 1/13/2025

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).

tl	nis certificate does not confer rights t	o the	cert	ificate holder in lieu of su	ıch end	dorsement(s)		require an end	or semen			
PRODUCER Mountain West In & Fin Serv LLC 100 E Victory Way Craig, CO 81625						CONTACT Alisa Corey  NAME: PHONE (A/C, No, Ext): (970) 641-1881  FAX (A/C, No): (970) 824-8188						
						. ,					NAIC#	
						INSURER A: American Alternative Insurance Corporation 197						
						Larkspur Community Association, Inc. c/o Toad Property Management						INSURER B: Travelers Casualty and Surety Company of America 31194
INSURER C:												
PO Box 2776 Crested Butte, CO 81224					INSURE	INSURER D:						
						INSURER E :						
						INSURER F:						
				E NUMBER: 1				REVISION NUM				
IN C	HIS IS TO CERTIFY THAT THE POLICI NDICATED. NOTWITHSTANDING ANY F ERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH	REQUI PER	REM TAIN,	ENT, TERM OR CONDITIO , THE INSURANCE AFFOR	N OF A	ANY CONTRAC Y THE POLICI	CT OR OTHER	R DOCUMENT WIT SED HEREIN IS SI	TH RESPE	CT TO	WHICH THIS	
INSR TYPE OF INCUPANCE			SUBR				POLICY EXP (MM/DD/YYYY)					
LTR A	X COMMERCIAL GENERAL LIABILITY	INSD	WVD	TOLIOT NOMBLIX		2/12/2025	2/12/2026	EACH OCCURRENCE		\$	1,000,000	
	CLAIMS-MADE X OCCUR			CAU5205883				DAMAGE TO RENT		\$	1,000,000	
								MED EXP (Any one		\$	5,000	
								PERSONAL & ADV	,	\$	1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREG		\$		
	POLICY PRO- JECT LOC							PRODUCTS - COMP		\$	1,000,000	
	OTHER:								70. 7.00	\$		
Α	AUTOMOBILE LIABILITY  ANY AUTO							COMBINED SINGLE (Ea accident)	LIMIT	\$	1,000,000	
				CAU5205883		2/12/2025	2/12/2026	BODILY INJURY (Pe	er person)	\$		
	OWNED SCHEDULED AUTOS ONLY							BODILY INJURY (Pe		\$		
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY							PROPERTY DAMAG (Per accident)	SE .	\$		
										\$		
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	CE	\$		
	EXCESS LIAB CLAIMS-MADE							AGGREGATE		\$		
	DED RETENTION \$									\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER STATUTE	OTH- ER			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A						E.L. EACH ACCIDE	NT	\$		
								E.L. DISEASE - EA I	EMPLOYEE	\$		
_	If yes, describe under DESCRIPTION OF OPERATIONS below			400005550		0/40/000	0/40/0000	E.L. DISEASE - POL	ICY LIMIT	\$	F0 000	
В	Crime			106935563		2/12/2025	2/12/2026	Fidelity			50,000	
В	Directors & Officers			106935563		2/12/2025	2/12/2026	Per Claim			1,000,000	
DES Inci	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC dental Property coverage only - No resi	LES (A	ACORI al cov	D 101, Additional Remarks Scheduverage	ıle, may t	e attached if mor	e space is requir	red)				
CERTIFICATE HOLDER						CANCELLATION						
HOA Only						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
						RIZED REPRESE	NTATIVE					
	i				I Will	LupDS						



#### **Mountain West Insurance & Financial Services, LLC**

201 Centennial St. 4<sup>th</sup> Floor, Glenwood Springs, CO 81601 (800) 390-0559 toll-free (970) 945-9111 office (970) 945-2350 fax www.mtnwst.com

1/13/2025

RE: Larkspur Community Association, Inc.

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Larkspur Community Association, Inc., and we look forward to servicing the Association's insurance needs for this coming year. We believe we bring the best value to our Association clients and that is a combination of comprehensive coverage at very competitive premiums.

The Association's Master Insurance Policy has been written to comply with the insurance requirements outlined in the Association Declarations.

#### The Association is to insure the following:

- ⇒ The common area premise liability
- ⇒ Any common property/structures

# AN IMPORTANT INSURANCE REMINDER FOR ALL UNIT OWNERS:

## Owners are responsible for insurance on the following:

(Questions to ask your individual insurance agent)

- ⇒ Dwelling Including exterior walls and roof (typically referred to as an H03/ H05 policy). All interior surfaces of the walls, floors and ceilings including appliances, cabinets, fixtures and equipment. Also includes any improvements and upgrades installed by previous or current unit owners.
  - (Do I have adequate limits for reconstruction as per my responsibility described in the decs & bylaws of the association?)
- ⇒ Contents furniture, furnishings and other personal property (Do I have replacement cost coverage or actual cash value?)
- ⇒ Loss of rental income / Loss of Use
  - (What limits are available? Will I have enough to seek alternate housing in the area and/or supplement loss of rental income?)
- ⇒ Sewer & Water Back-Up
  - (Does my policy have adequate coverage for water damage? Does my carrier offer a different coverage for water that should be considered such as seepage & leakage?)
- ⇒ Equipment Breakdown
  - (Do I have coverage for mechanical, electrical, and/or heating & cooling systems?)
- ⇒ Service Lines
- ⇒ (Do I have coverage for service lines and/or exterior underground piping and wiring?)
- $\Rightarrow$  Loss Assessment
  - (What limits are available? Can my loss assessment coverage also apply towards an association deductible?)
- ⇒ Personal liability
  - (Does my policy have rental restrictions? Does my umbrella extend to this policy?)



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Please refer to the insurance section of the Association Declarations for further information regarding insurance requirements for both the Association and the individual Unit Owner.

Please send all insurance certificate requests you receive from your lender to <a href="mailto:assncert@mtnwst.com">assncert@mtnwst.com</a>

If you have any questions or need any further clarification, please give me a call.

Sincerely,

Alisa Corey

Alisa Corey Commercial Lines Agent 970-945-9111 alisac@mtnwst.com



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## Association Residential Unit Owner's Insurance Coverage Fact Sheet

(Questions to ask your individual insurance agent)

**Interior Building coverage** - The unit owner's policy can cover the portions of the unit interior which the owner is responsible to insure, per the declarations and by-laws.

Q. Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws of the association?

**Personal Property coverage** - The policy covers the personal belongings at the location of the unit, such as furniture, dishes, clothing, etc.

Q. Do I have replacement cost coverage or actual cash value?

Loss of Rental Income/or Loss of Use - In the event of a covered loss and the unit is found not fit to live in, the policy will provide coverage for additional living expenses (primary or secondary home) or loss of rental income (rental property) until the unit is repaired.

Q. What limits are available?

Loss Assessment coverage - The policy will pay for your share of a loss assessment charged against unit owners as a result of a loss to the property owned by the association or for a bodily injury or property damage liability claim against the association. Loss Assessment coverage is subject to coverage and exclusions in the unit owner's policy. The policy may also provide some coverage towards the association deductible. It is recommended that the carrier allow full limits to be applied to the association's deductible.

Q. What limits are available? Can full loss assessment coverage limits apply towards an association deductible?

**Personal Liability** - The policy provides liability coverage in the unit. Coverage would apply if the unit owner is found to be legally liable for a claim of bodily injury or property damage. Most unit owner's policies can provide limits up to \$500,000.

Q. Does my Umbrella policy extend to this policy? Does my policy have any rental restrictions?