



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

9/2/2025

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.

PRODUCER	Layne Insurance Agency 234 N. Main St Suite 1B Gunnison, CO 81230	CONTACT NAME:	Christopher Layne	
		PHONE (A/C, No. Ext):	(970) 641-3641	FAX (A/C, No):
		E-MAIL ADDRESS:	claynel@farmersagent.com	
		PRODUCER CUSTOMER ID:		
INSURED	Basin Mountain Village HOA PO Box 2776 Crested Butte, CO 81224	INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Truck Insurance Exchange		21709
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Basin Mountain is located at 231 Elk Valley Rd / Crested Butte, CO 81224 HOA contains 6 buildings, each with 4 units, for a total of 24 units		

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	☒	PROPERTY	607141000	09/12/2025	09/12/2026	☒ BUILDING	\$9,620,000	
		CAUSES OF LOSS					PERSONAL PROPERTY	\$
		DEDUCTIBLES					BUSINESS INCOME	\$
		BUILDING					EXTRA EXPENSE	\$
		BASIC					RENTAL VALUE	\$
		BROAD					BLANKET BUILDING	\$
		SPECIAL					BLANKET PERS PROP	\$
		EARTHQUAKE					BLANKET BLDG & PP	\$
		WIND				40,000	☒ ERC 150%	\$
		FLOOD					☒ Sewer/Drain	\$100,000
	INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	NAMED PERILS	POLICY NUMBER				\$		
	CRIME					\$		
	TYPE OF POLICY					\$		
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		
A	General Liability	607141000	09/12/2025	09/12/2026	☒ Occur/Agg	\$2M / \$4M		
	Dir & Officers				☒ Occur/Agg	\$1M / \$1M		

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) This HOA Master Policy offers walls-out coverage for unit owners. Policy also offers 150% extended replacement cost in addition to above stated building coverage.

CERTIFICATE HOLDER	CANCELLATION
Toad Property Management	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