

**Brookside Condominium Association
c/o Realty One, Inc.
1630 Carr Street, Suite D
Lakewood CO 80214
303.237.8000**

Master Insurance Policy

Mortgage Certificate of Insurance or a Master Insurance Policy

Policy Period: 8/15/24 - 8/15/25

Broker Information:

**Tracy Warren
JJ Insurance
880 Buchtel Blvd.
Denver, CO 80210**

303.552.3758



BROOCON-01

TWARREN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/21/2024

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.

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.

PRODUCER: JJ Insurance, 880 Buchtel Blvd, Denver, CO 80210
CONTACT: Tracy Warren, (303) 552-3758, tracy@jj-insurance.com
INSURED: Brookside Condominium Association, Inc, c/o Realty One, Inc, 1630 Carr Street, Suite D, Lakewood, CO 80214

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation.

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

CERTIFICATE HOLDER CANCELLATION

Form for Certificate Holder (Realty One Inc) and 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).



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
8/21/2024

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY JJ Insurance 880 Buchtel Blvd Denver, CO 80210	PHONE (A/C, No, Ext): (303) 552-3758	COMPANY Arch Specialty Insurance Company
FAX (A/C, No): (303) 733-5091	E-MAIL ADDRESS: tracy@jj-insurance.com	
CODE: AGENCY CUSTOMER ID #: BROOCON-01	SUB CODE:	
INSURED Brookside Condominium Association, Inc c/o Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	LOAN NUMBER	POLICY NUMBER NHPRP0036003
	EFFECTIVE DATE 8/15/2024	EXPIRATION DATE 8/15/2025
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc # 1, Bldg # 1, 8900 Fox Drive, Thornton, CO 80206
 Loc # 2, Bldg # 1, 8910 Fox Drive, Thornton, CO 80206
 Loc # 3, Bldg # 1, 8920 Fox Drive, Thornton, CO 80206

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 1, Bldg # 1		
Building, Special, Agreed Amount - 6 Units - Co Ins Waived	\$1,558,000	10,000
Building, Windstorm	\$1,558,000	2.0000%
Business Income with Extra Expense and Rental Value ALS	\$21,600	72
Equipment Breakdown Broad - Included		10,000
Combined Building Ordinance or Law and Increased Cost of Construction - All Locations	\$300,000	10,000
Backup - Sewers and Drains - All Locations	\$100,000	10,000
Crime - Property Manager Included as an Additional Insured	\$100,000	1,000
SEE ATTACHED ACORD 101		

REMARKS (Including Special Conditions)

Special Conditions:
 Coverage is provided based on Governing Documents:

A. policy of property insurance in an amount equal to the full replacement value (i.e. 100% of the current "Replacement cost" exclusive of land, excavation and other items normally excluded from coverage" of the Improvements located on the Common Areas with a "Demolition Endorsement" or it's equivalent, and if necessary, an "Increased Cost Construction Endorsement" or equivalent. Coverage is walls out. Inflation Guard does not apply. Values are reviewed annually.

Proof of Insurance.

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.

ADDITIONAL INTEREST

NAME AND ADDRESS Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE <i>Tracy Warren</i>		



ADDITIONAL REMARKS SCHEDULE

AGENCY JJ Insurance		NAMED INSURED Brookside Condominium Association, Inc c/o Realty One, Inc 1630 Carr Street, Suite D Lakewood, CO 80214	
POLICY NUMBER NHPRP0036003			
CARRIER Arch Specialty Insurance Company	NAIC CODE	EFFECTIVE DATE: 08/15/2024	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 27 FORM TITLE: EVIDENCE OF PROPERTY INSURANCE

Coverage Information:

Loc # 2, Bldg # 1

Building, Special , Agreed Amount, 12 Units Co-Ins Waived, Amount of Insurance: \$2,676,000, Deductible: 10,000
Building, Windstorm, Amount of Insurance: \$2,676,000, Deductible: 2.0000%
Business Income with Extra Expense and Rental Value, ALS, Amount of Insurance: \$43,200, Deductible: 72
Equipment Breakdown Broad Included, Deductible: 10,000

Loc # 3, Bldg # 1

Building, Special Agreed Amount, 6 Units Co-Ins Waived, Amount of Insurance: \$1,652,000, Deductible: 10,000
Building, Windstorm, Amount of Insurance: \$1,652,000, Deductible: 2.0000%
Business Income with Extra Expense and Rental Value, ALS, Amount of Insurance: \$21,600, Deductible: 72
Equipment Breakdown, Broad Included, Deductible: 10,000