



ADDITIONAL REMARKS SCHEDULE

AGENCY CCIG		NAMED INSURED Sable Cove Condominium Association c/o Mitch Powell 921 S. Dearborn Way Aurora, CO 80012	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Policy #D94990993 includes:

Building Limit \$5,000,000
*5% Wind/Hail Deductible
Ordinance or Law: Cov A Included; Cov B & C \$200,000
Equipment Breakdown (Boiler & Machinery) included

Policy #3AA509535 includes:

General Liability includes Separation of Insureds clause

COVERAGE: Excess Property

INSURER: Homeland Insurance Company of New York
POLICY #: 795016450
EFFECTIVE: 10/01/21 - 10/01/22
LIMIT: \$28,865,970 IN EXCESS OF: \$5,000,000

COVERAGE: Umbrella Liability

INSURER: Great American Insurance Companies
POLICY #: UM30213355 Claims Made Prior & Pending proceeding date 10/01/02
EFFECTIVE: 10/01/21 - 10/01/22
LIMIT: \$10,000,000 / none

COVERAGE: Directors & Officers

INSURER: Travelers Casualty and Surety Insurance Company
POLICY #: 105997269 Claims Made Prior & Pending proceeding date 10/01/02
EFFECTIVE: 10/01/21 - 10/01/22
LIMIT: \$1,000,000 / \$10,000 SIR

COVERAGE: Crime/Fidelity/Employee Theft (Includes Manager)

INSURER: Great American Insurance Company
POLICY #: SSA39256740335805
EFFECTIVE: 10/01/21 - 10/01/22
LIMIT: \$900,000 / \$5,000 Deductible

This coverage applies only to the named insured shown on the certificate and does not apply to any other property, business or association.

Cancellation condition is 10 days before the effective date of cancellation if cancelled for non-payment or 30 days before the effective date of cancellation if cancelled for any other reason.

The Association's Declarations includes: If there were a covered property loss at Sable Cove, the master association's policy would rebuild the basic structure. Page 17, Section 8.2 defines the insurance responsibility for the owner; specifically "Insurance coverage on furnishings, including carpet, draperies, oven, range, refrigerator, wallpaper and other items of personally, or other property belonging to an Owner, and public liability coverage within each Condominium Unit, shall be the sole and direct responsibility of the Owner(s) thereof...." In a coverage claim we will rebuild to original specifications minus carpeting, draperies, appliances and improvements made since original construction.

As required by written contract or written agreement, a Waiver of Subrogation in favor of the Certificate Holder applies to General Liability.

SABLE COVE CONDOMINIUM ASSOCIATION 10/1/2021 – 10/1/2022 INSURANCE NEWSLETTER

Annually your Board of Directors purchases insurance for the condominium association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors' and officers' coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Sable Cove HOA's declarations; your personal property and liability exposures that are not covered under your association's master insurance policy.

If there were a covered property loss at Sable Cove, the master association's policy would rebuild the basic structure. **Page 17, Section 8.2 defines the insurance responsibility for the owner; specifically "Insurance coverage on furnishings, including carpet, draperies, oven, range, refrigerator, wallpaper and other items of personalty, or other property belonging to an Owner, and public liability coverage within each Condominium Unit, shall be the sole and direct responsibility of the Owner(s) thereof..." In a coverage claim we will rebuild to original specifications minus carpeting, draperies, appliances and improvements made since original construction.**

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments, carpeting, appliances and any improvements/betterments made since original construction. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, CD's, towels, linens and kitchenware, including dishes, pots and pans, etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for an underinsured covered claim or the deductible portion of a claim. Most HO6 policies include \$1,000 of loss assessment coverage. **The association has a \$25,000 property deductible and a 5% wind/hail deductible which could result in a unit assessment of \$4,980. Make sure to check with your personal lines agent to see what is available and confirm there are no sub-limits or special endorsements needed to cover these deductibles.**

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

We recommend that each unit owner take pictures or videos of the inside of your home and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter at 720-212-2065. **To request a certificate of insurance, please email your request to certificate@thinkccig.com, or fax your request to 303-799-0156. Attn: HOA Certificates**