



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

THIS EVIDENCE OF COMMERCIAL 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.

PRODUCER NAME, CONTACT PERSON AND ADDRESS <b>Jesse Dryer Agency LLC</b> 2777 Crossroads Blvd Ste 2 Grand Junction CO 81506		PHONE (A/C, No, Ext): <b>(970) 444-1111</b>	COMPANY NAME AND ADDRESS <b>Truck Insurance Exchange</b> Member Of The Farmers Insurance Group Of Companies 6301 Owensmouth Ave., Woodland Hills, CA 91367	NAIC NO:
FAX (A/C, No):	E-MAIL ADDRESS: <b>service@jessedryeragency.com</b>		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:		POLICY TYPE <b>Habitational BOP</b>	
AGENCY CUSTOMER ID #:	NAMED INSURED AND ADDRESS <b>WHETSTONE TOWNHOUSE ASSOCIATION</b> PO BOX 1561, GUNNISON, CO 81230		LOAN NUMBER	POLICY NUMBER <b>607127681</b>
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE <b>05/19/2025</b>	EXPIRATION DATE <b>05/19/2026</b>	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required)  BUILDING OR  BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION <b>14 units in 3 buildings located at</b> <b>150 ASPEN LN, CRESTED BUTTE CO 81224</b>
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.

<b>COVERAGE INFORMATION</b>		PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ <b>6,864,000</b>		DED: <b>\$2,500</b>			
<input type="checkbox"/> BUSINESS INCOME	<input type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT: Actual Loss Sustained; # of months:
BLANKET COVERAGE					If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE					Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?					
IS DOMESTIC TERRORISM EXCLUDED?					
LIMITED FUNGUS COVERAGE					If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)					
REPLACEMENT COST			<input checked="" type="checkbox"/>		
AGREED VALUE					
COINSURANCE					If YES, %
EQUIPMENT BREAKDOWN (If Applicable)			<input checked="" type="checkbox"/>		If YES, LIMIT: <b>Included</b> DED: <b>\$2,500</b>
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			<input checked="" type="checkbox"/>		If YES, LIMIT: <b>Included</b> DED: <b>None</b>
- Demolition Costs			<input checked="" type="checkbox"/>		If YES, LIMIT: <b>\$250,000</b> DED: <b>None</b>
- Incr. Cost of Construction			<input checked="" type="checkbox"/>		If YES, LIMIT: <b>\$250,000</b> DED: <b>None</b>
EARTH MOVEMENT (If Applicable)					If YES, LIMIT: DED:
FLOOD (If Applicable)					If YES, LIMIT: DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:			<input checked="" type="checkbox"/>		If YES, LIMIT: DED: <b>\$25,000</b>
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS					

**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.

<b>ADDITIONAL INTEREST</b>	
CONTRACT OF SALE <input type="checkbox"/>	LENDER'S LOSS PAYABLE <input type="checkbox"/>
<input checked="" type="checkbox"/> MORTGAGEE	LOSS PAYEE <input type="checkbox"/>
LENDER SERVICING AGENT NAME AND ADDRESS	
NAME AND ADDRESS	
AUTHORIZED REPRESENTATIVE <b>Jesse Dryer</b>	

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**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>Jesse Dryer Agency LLC</b>		NAMED INSURED <b>Whetstone Townhouse Association</b>	
POLICY NUMBER <b>607127681</b>			
CARRIER <b>Truck Insurance Exchange</b>	NAIC CODE	EFFECTIVE DATE: <b>05/19/2025 - 05/19/2026</b>	

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: **28** FORM TITLE: **EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**

**Coverage Option Valuation Limit of Insurance Deductible/Waiting Period**

Building ERC \$6,864,000 \$2,500  
 Accounts Receivables - On-Premises \$5,000 \$2,500  
 Building - Automatic Increase Amount 8%  
 Building Ordinance Or Law - 1 (Undamaged Part) Included None  
 Building Ordinance Or Law - 2 (Demolition Cost) \$250,000 None  
 Building Ordinance Or Law - 3 (Increased Cost) \$250,000 None  
 Building Ordinance Or Law - Increased Period of Restoration Included None  
 Cosmetic Damage Exclusion  
 Debris Removal 25% Of Loss + 10,000  
 Electronic Data Processing Equipment \$10,000 \$2,500  
 Equipment Breakdown Included \$2,500  
 Equipment Breakdown - Ammonia Contamination \$25,000  
 Equipment Breakdown - Drying Out Coverage Included  
 Equipment Breakdown - Expediting Expenses Included  
 Equipment Breakdown - Hazardous Substances \$25,000  
 Equipment Breakdown - Water Damage \$25,000  
 Exterior Building Glass Included \$2,500  
 Outdoor Property \$50,000 \$2,500  
 Outdoor Property - Trees, Shrubs & Plants (Per Item) \$25,000 \$2,500  
 Personal Effects \$2,500 \$2,500  
 Specified Property \$10,000 \$2,500  
 Valuable Paper And Records - On-Premises \$5,000 \$2,500  
 Windstorm Or Hail Percentage/Fixed Dollar Deductible \$25,000

Applies separately to:

- a. Each building that sustains loss or damage;
- b. Business Personal Property at each building that sustains loss or damage; and
- c. Business Personal Property in the open

**Base Coverage and Extensions Limit of Insurance Deductible/Waiting Period**

Accounts Receivables - Off-Premises \$2,500 \$2,500  
 Association Fees And Extra Expense \$100,000  
 Back Up Of Sewers Or Drains \$100,000 \$2,500  
 Crime Conviction Reward \$5,000 None  
 Drone Aircraft - Direct Damage (per occurrence) \$10,000 \$2,500  
 Drone Aircraft - Direct Damage (per item) \$2,500 \$2,500  
 Employee Dishonesty \$10,000 \$500  
 Fire Department Service Charge \$25,000 None  
 Fire Extinguisher Systems Recharge Expense \$5,000 None  
 Forgery And Alteration \$2,500 \$2,500  
 Limited Biohazardous Substance Coverage - Per Occurrence \$10,000 \$2,500  
 Limited Biohazardous Substance Coverage - Aggregate \$20,000 \$2,500  
 Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate \$15,000 \$2,500  
 Master Key \$10,000 None  
 Master Key - Per Lock \$100 None  
 Money And Securities - Inside Premises \$10,000 \$500  
 Money And Securities - Outside Premises \$10,000 \$500  
 Money Orders And Counterfeit Paper Currency \$1,000 \$2,500  
 Newly Acquired Or Constructed Property \$250,000 \$2,500  
 Outdoor Signs \$50,000 \$500  
 Outdoor Signs - Per Sign \$25,000 \$500



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Base Coverage and Extensions Limit of Insurance Deductible/Waiting Period  
 Personal Property At Newly Acquired Premises \$100,000 \$2,500  
 Personal Property Off Premises \$5,000 \$2,500  
 Preferred Community Association Management - Crisis Response \$50,000 None  
 Premises Boundary 100 Feet  
 Preservation Of Property 30 Days  
 Valuable Paper And Records - Off-Premises \$2,500 \$2,500

Coverage Amount/Date  
 General Aggregate (Other Than Products & Completed Operations) \$2,000,000  
 Products And Completed Operations Aggregate \$1,000,000  
 Personal And Advertising Injury Included  
 Each Occurrence \$1,000,000  
 Tenants Liability (Each Occurrence) \$75,000  
 Medical Expense (Each Person) \$5,000  
 Pollution Exclusion - Hostile Fire Exception Included  
 Preferred Community Association Management - Per Claim \$1,000,000  
 Preferred Community Association Management - Aggregate \$1,000,000  
 Directors and Officers Errors and Omissions Liability - Per Claim/Aggregate Included  
 Third Party Discrimination and Employment Practices Liability - Per Claim/Aggregate Included  
 Preferred Community Association Management - Self Insured Retention \$1,000  
 Preferred Community Association Management - Retroactive Date Date Established  
 Preferred Community Association Management - Prior Knowledge Date 05/19/2025  
 Hired Auto Liability \$1,000,000  
 Non-Owned Auto Liability \$1,000,000

Separation Of Insureds  
 Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:  
 a. As if each Named Insured were the only Named Insured; and  
 b. Separately to each insured against whom claim is made or "suit" is brought.