



Mountain West Insurance & Financial Services, LLC

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

4/9/2025

RE: Wildwood Townhomes Association

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Wildwood Townhomes Association, 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:

- ⇒ **Common Elements (buildings, structures and common areas)**
- ⇒ **Limited Common Elements (outdoor decks, patios, etc.)**
- ⇒ **The commercial and/or residential units but only up to and including the unfinished drywall**

AN IMPORTANT INSURANCE REMINDER FOR ALL UNIT OWNERS:

Owners are responsible for insurance on the following:

(Questions to ask your individual insurance agent)

- ⇒ **All interior surfaces of the walls, floors and ceilings including appliances, cabinets, fixtures and equipment, including any improvements and upgrades installed by previous or current unit owners**
(Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws?)
- ⇒ **Contents – furniture, furnishings and other personal property**
(Do I have replacement cost coverage or actual cash value?)
- ⇒ **Loss of rental income / loss of use / loss of assessments**
(What limits are available? Does the loss assessment coverage apply towards an association deductible?)
- ⇒ **Personal liability**
(Does my policy have rental restrictions? Does my umbrella extend to this policy?)

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 assncert@mtnwst.com

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

Sincerely,

Alisa Corey

Alisa Corey
Commercial Lines Agent
alisac@mtnwst.com

Colorado Office Locations: | Alamosa | Bayfield | Craig | Durango | Edwards | Englewood | Frisco | Glenwood Springs |
| Granby | Grand Junction | Gunnison | Kremmling | Montrose | Pagosa Springs | Steamboat Springs | Westminster |
New Mexico Office Location: | Farmington |



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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?



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Insurance Ready Reference for

Wildwood Townhomes Association

Please retain this form in your insurance file along with your policies.

Thank you for choosing our agency for your Community Association Master Insurance Policy. To provide the best possible service to the unit owners, we ask that you review and observe the following procedures regarding coverage, claim reporting and certificates of insurance.

Retain this form for future reference with the actual policy to answer any questions that may arise. Coverage questions should be referred to your service team. It is preferred that the property manager or a board member makes contact.

Please provide a copy of the enclosed Unit Owners letter, the Association Insurance Summary, a certificate of insurance, and a copy of the association declarations and bylaws to each unit owner.

Your Service Team

Producer: Alisa Corey
Commercial Account Executive: Jesse Jenkins
Commercial Account Manager: Michelle Castilla
Claims Advocate: Dustin Brown
Phone: 970-945-9111
Toll Free: 800-255-6390
Fax: 970-945-2350

Claim Reporting

Report all claims promptly to claims@mtnwst.com or by phone 970-945-9111

Certificates

All requests for certificates of insurance for lending purposes must be emailed to assncert@mtnwst.com or faxed to our office. The request must include the full name, physical address and complete mortgagee clause for each owner. Blank certificates may not be issued under any circumstance.

Coverage

Please reference the following pages for a summary of all insurance policies written through Mountain West Insurance & Financial Services, LLC.

The attached Unit Owner letter summarizes the coverage as applicable to the Association relative to our agreed interpretation of its Declarations and Bylaws.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)



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Insurance Summary for

Wildwood Townhomes Association

Package Policy

Carrier: Cincinnati Insurance Company
Policy #: EPP0417647
Policy Term: 4/1/2025 to 4/1/2026
Building/Structures: \$13,073,082
Undamaged Buildings (Building Ordinance Law A): Included
Demolition Costs (Building Ordinance Law B): \$500,000
Increased Construction Costs (Building Ordinance Law C): \$500,000
Property Deductible: \$5,000
Equipment Breakdown: Included
Sewer Drain Backup: Included
General Liability: \$1,000,000 Per Occurrence / \$2,000,000 Aggregate
Medical Payments: \$5,000
Hired & Non-Owned Auto Liability: Included

Flood Policy

Carrier: Underwriters at Lloyds
Policy #: B1180D240764/067
Policy Term: 4/1/2025 to 4/1/2026
Limit: \$5,745,300 (see schedule for breakdown)
Deductible: \$25,000

Directors and Officers Liability

Carrier: Continental Casualty Company
Policy #: 618707734
Policy Term: 4/1/2025 to 4/1/2026
Limit: \$1,000,000 Per Loss / Aggregate
Additional Defense Limit: Yes
Deductible: \$1,000

Fidelity

Carrier: Continental Casualty Company
Policy #: 618707734
Policy Term: 4/1/2025 to 4/1/2026
Employee Dishonesty Limit: \$25,000
Forgery or Alteration Limit: \$25,000
Funds Transfer Fraud / Computer Fraud Limit: \$25,000
Deductible: \$250
Social Engineering Limit: \$25,000
Social Engineering Deductible: \$250



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Workers Compensation Policy

Carrier: The PMA Insurance Companies
Policy #: 2025011396191Y
Policy Term: 4/1/2025 to 4/1/2026
Each Accident Limit: \$1,000,000
Disease Policy Limit: \$1,000,000
Disease Each Employee Limit: \$1,000,000
Deductible: NA

Umbrella Policy

Carrier: Cincinnati Insurance Company
Policy #: EPP0417647
Policy Term: 4/1/2025 to 4/1/2026
Limit: \$2,000,000 Per Occurrence / Aggregate
Self-Insured Retention: NA

Disclaimer

This is only a summary of the insurance policies written through Mountain West Insurance & Financial Services, LLC for Wildwood Townhomes Association. Please consult the actual policies for complete coverage, limits, endorsements, and exclusions.



ADDITIONAL REMARKS SCHEDULE

AGENCY Mountain West In & Fin Serv LLC		NAMED INSURED Wildwood Townhomes Association c/o Toad Property Management PO Box 1806 Gunnison, CO 81230 Gunnison	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

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

Additional Coverage Information

****Replacement Cost Valuation Applies** // 20 Buildings / 43 Units // \$5,000 deductible
See attached Unit Owner Letter for scope of property coverage**

Ordinance and Law:

Coverage A – Included
Coverage B - \$500,000
Coverage C - \$500,000

Coinsurance: 90%

Agreed Amount Endorsement: N/A

Inflation Guard: No

Equipment Breakdown: Included

Wind/Hail Coverage: Included

Condominium Endorsement: Yes

Separation of Insured: Yes

Fidelity Bond: Property Manager & non-compensated employees included: Yes

Notice of Cancellation: 10 Days for Non-Payment or Premium
Minimum 30 Days All Other Reasons

Directors & Officers

Carrier: Continental Casualty Company

Policy #: 618707734

Effective: 04/01/2025-04/01/2026

Limit: \$1,000,000 Per Loss / Aggregate

Flood

Carrier: Lloyds of London

Policy #: B1180D240764/067

Effective: 04/01/2025-04/01/2026

Limit: \$5,745,300 (See attached schedule for per-location breakdown)

Deductible: \$25,000 per occurrence per building