



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/26/2020

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.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BOKF Insurance CO Risk Management 1600 Broadway, 9th Floor Denver CO 80202	CONTACT NAME: PHONE (A/C, No, Ext): 303-988-0446		FAX (A/C, No): 303-988-0804
	E-MAIL ADDRESS: InsuranceCertificates@bokf.com		
INSURED STARCAN-01 Star Canyon Condominium Association, Inc. c/o KC & Associates, LLC P.O. Box 270487 Littleton CO 80127			INSURER(S) AFFORDING COVERAGE
			NAIC # INSURER A : Phoenix Insurance Company, The 25623 INSURER B : Greenwich Insurance Company 22322 INSURER C : Travelers Casualty and Surety Company of America 31194 INSURER D : Pinnacol Assurance Company 41190 INSURER E : INSURER F :

COVERAGES

CERTIFICATE NUMBER: 1804984727

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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			6807H138477	11/1/2019	10/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			6807H138477	11/1/2019	10/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			PPP7453229	11/1/2019	10/1/2020	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	4188197	12/1/2019	12/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Fidelity/Crime			105754394	11/1/2018	11/1/2021	Limit \$510,000
C	Directors & Officers Liability			106406616	11/1/2019	10/1/2020	Per Claim/Aggregate \$1,000,000
A	Property			6807H138477	11/1/2019	10/1/2020	Limit \$22,749,260

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

Property Coverage - Building Limit \$22,749,260. 100% Replacement Cost Coverage Applies - Special Form Perils - No Coinsurance - All Other Perils \$5,000 Deductible - Wind/Hail Deductible 5%.

Limited Fungus, Wet Rot, Dry Rot Direct Cause of Loss Limit of \$15,000 subject to \$5,000 deductible.

Ordinance or Law - Loss to the Undamaged Portion, in any one occurrence per building \$100,000 and any one occurrence all buildings/locations involved \$250,000; Demolition in any one occurrence per building \$100,000 and any one occurrence all buildings/locations involved \$250,000; Increased Cost of Construction, in any one occurrence per building \$100,000 and any one occurrence all buildings/locations involved \$250,000. All subject to a \$5,000 deductible. See Attached...

CERTIFICATE HOLDER**CANCELLATION**

KC & Associates, LLC
 PO Box 270487
 Littleton CO 80127

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

© 1988-2014 ACORD CORPORATION. All rights reserved.



ADDITIONAL REMARKS SCHEDULE

AGENCY BOKF Insurance CO Risk Management		NAMED INSURED Star Canyon Condominium Association, Inc. c/o KC & Associates, LLC P.O. Box 270487 Littleton CO 80127	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Boiler & Machinery coverage included subject to \$22,749,260 any one Accident.

Fidelity/Crime - Designated Property Manager included as Employee for Employee Theft subject to \$510,000 Single Loss Limit with \$5,000 Single Loss Retention.

With respect to the Worker's Compensation Insurance, Property Management firm is not listed as an Named Insured.

With respect to General Liability policy: WHO IS AN INSURED (Section II) is amended to include each individual townhouse owner, but only with respect to liability as a member of the townhouse association and not with respect to any liability arising out of the ownership, maintenance, use or repair of the real property to which the owner has title.

GENERAL CONDITIONS, Page 6 Section Q. Mortgagee Interests and Obligations, paragraph 3: The Company reserves the right to cancel this policy at any time as provided by its terms but, in such case, this policy will continue in force for the benefit only of the mortgagee (or trustee) for ten (10) days after notice to the mortgagee (or trustee) of cancellation for nonpayment of premium or sixty (60) days after notice to the mortgagee (or trustee) of cancellation for any other reason. In the event the Company elects not to renew this policy, the Company will give written notice to the mortgagee (or trustee) at least thirty (30) days prior to the expiration of this policy.

The HOA policy complies with the insurance requirements of the HOA's Declarations or any other HOA governing document pertaining to insurance coverage of the interior of units.

of Units: 72 # of Buildings: 9

Proof of Coverage