

Po Box 2915  
Bloomington IL 61702-2915

**Named Insured**

AT2 M-20-2158-FC06 F V

THE KNOLLS MASTER ASSOCIATION  
INC  
3490 BRIAR RIDGE WAY  
GRAND JCT CO 81506-6500

<b>Policy Number</b>	96-ET-U486-4	
<b>Policy Period</b>	<b>Effective Date</b>	<b>Expiration Date</b>
12 Months	OCT 18 2023	OCT 18 2024
The policy period begins and ends at 12:01 am standard time at the premises location.		

**Agent and Mailing Address**  
ERIC LUSBY INSURANCE AGCY INC  
2584 PATTERSON RD STE 1  
GRAND JCT CO 81505-1451

PHONE : (970) 242-0156

**Residential Community Association Policy**

**Automatic Renewal** - If the policy period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy's term is terminated, we will give you and the Mortgage/Lenderholder written notice in compliance with the policy provisions or as required by law.

Entity: Corporation

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

POLICY PREMIUM	\$ 1,955.00
Disaster Mitigation	\$ 2.00
<b>Total Amount</b>	<b>\$ 1,957.00</b>

Discounts Applied:  
Renewal Year  
Claim Record

Prepared  
AUG 21 2023  
CMP-4000

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Continued on Reverse Side of Page

Page 1 of 8

## RENEWAL DECLARATIONS (CONTINUED)

Residentia Community Association Policy for THE KNOLLS MASTER ASSOCIATION  
 Policy Number 96-ET-U486-4

**SECTION II - PROPERTY SCHEDULE**

Location Number	Location of Described Premises	Limit of Insurance Coverage A - Buildings	Limit of Insurance Coverage B - Business Personal Property
001	3490 BRIAR RIDGE WAY GRAND JCT CO 81506-6500	No Coverage	No Coverage

**AUXILIARY STRUCTURES**

Location Number	Description	Limit of Insurance Coverage A - Buildings	Limit of Insurance Coverage B - Business Personal Property
001A	PUMP HOUSE	\$ 96,900	\$ 1,200

\* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

**SECTION III - INFLATION COVERAGE INDEX(ES)**

Inflation Coverage Index: 214.8

**SECTION IV - DEDUCTIBLES**

Basic Deductible \$1,000

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**RENEWAL DECLARATIONS (CONTINUED)**

**Resident Community Association Policy for THE KNOLLS MASTER ASSOCIATION**  
**Policy Number 96-ET-U486-4**

**Special Deductibles**

Money and Securities	\$250	Employee Dishonesty	\$250
Equipment Breakdown	\$1,000		

Other deductibles may apply - refer to policy.

**SECTION - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES**

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	\$5,000
Fire Extinguisher Systems Recharge Expense	\$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000
Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days
Water Damage, Other Liquids, Powder Or Moist Material Damage	Included

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## RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for THE KNOLLS MASTER ASSOCIATION  
 Policy Number 96-ET-U486-4

**SECTION - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX**

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	
On Premises	\$50,000
Off Premises	\$15,000
Arson Reward	\$5,000
Forgery Or Alteration	\$10,000
Money And Securities (Off Premises)	\$5,000
Money And Securities (On Premises)	\$10,000
Money Orders And Counterfeit Money	\$1,000
Outdoor Property	\$5,000
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Personal Property Off Premises	\$15,000
Pollutant Clean Up And Removal	\$10,000
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Signs	\$2,500
Valuable Papers And Records	
On Premises	\$10,000
Off Premises	\$5,000

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Continued on Next Page

Page 4 of 8

**RENEWAL DECLARATIONS (CONTINUED)**

Resident Community Association Policy for THE KNOLLS MASTER ASSOCIATION  
 Policy Number 96-ET-U486-4

**SECTION III - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY**

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Back-Up of Sewer or Drain	Included
Employee Dishonesty	\$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

**SECTION III - LIABILITY**

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	\$1,000,000
Coverage M - Medical Expenses (Any One Person)	\$5,000
Damage To Premises Rented To You	\$300,000
Directors And Officers Liability	\$2,000,000
<b>AGGREGATE LIMITS</b>	
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000
Directors and Officers Aggregate	\$2,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section III - Liability in the Coverage Form and any attached endorsements.

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**RENEWAL DECLARATIONS (CONTINUED)**

**Resident's Community Association Policy for THE KNOLLS MASTER ASSOCIATION**  
**Policy Number 96-ET-U486-4**

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

**FORMS AND ENDORSEMENTS**

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CMP-4100	Businessowners Coverage Form
FE-6999.3	Terrorism Insurance Cov Notice
CMP-4550	Resident's Community Assoc
CMP-4746.1	Hired Auto Liability
CMP-4206.2	Amendatory Endorsement
FE-3650	Actual Cash Value Endorsement
CMP-4561.4	Policy Endorsement
CMP-4705.2	Loss of Income & Extra Expense
CMP-4508	Money and Securities
CMP-4815	Directors/Officers Endorsement
CMP-4710	Employee Dishonesty
CMP-4860	Art Design Person Org
FD-6007	Land Marine Attach Dec
	* New Form Attached

**SCHEDULE OF ADDITIONAL INTERESTS**

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**Interest Type:** Additional-Section  
**Endorsement #:** CMP4860  
**Loan Number:** N/A

CIC MANAGEMENT SOLUTIONS, LLC  
 753 ROOD AVE  
 GRAND JCT CO 815013422

**Interest Type:** Additional-Section  
**Endorsement #:** CMP4860  
**Loan Number:** N/A

MCPHERSON CONSULTING AND  
 PROFESSIONAL ACCOUNTING, LLC  
 C/O LES MCPHERSON  
 521 ROOD AVE  
 GRAND JCT CO 815012641

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RENEWAL DECLARATIONS (CONTINUED)

Resident Community Association Policy for THE KNOLLS MASTER ASSOCIATION  
Policy Number 96-ET-U486-4

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

*Lynne M. Yauell*  
Secretary

*Michael J. Lipson*  
President

**NOTICE TO POLICYHOLDER:**

For a comprehensive description of coverages and forms, please refer to your policy. Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy. Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date. If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent. Please keep this with your policy.

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Page 7 of 8

032879 294  
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## RENEWAL DECLARATIONS (CONTINUED)

Resident Community Association Policy for THE KNOLLS MASTER ASSOCIATION  
 Policy Number 96-ET-U486-4

**Your coverage amount....**

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc.<sup>®</sup> using information you provide about your structure. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your structure. State Farm<sup>®</sup> does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

Colorado law requires that we provide the following information to you:

In addition to other allowable reasons for which your policy premium may have been adjusted upward or downward from your prior renewal, your premium increased due to the following:

An increase in the estimated cost of anticipated claims and expenses for State Farm's commercial multi-peril business in Colorado.

Please contact your State Farm agent if you have any questions about your policy.

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Policy Number	96-ET-U486-4	
Policy Period	Effective Date	Expiration Date
12 Months	OCT 18 2023	OCT 18 2024
The policy period begins and ends at 12:01 am standard time at the premises location.		

**ATTACHING INLAND MARINE**

**Automatic Renewal** - If the policy period is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy's term is terminated, we will give you and the Mortgagee/Lenderholder written notice in compliance with the policy provisions or as required by law.

**Annual Policy Premium** included

The above Premium Amount is included in the Policy Premium shown on the Declarations.

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

**Forms, Options, and Endorsements**

FE-8739 Inland Marine Conditions  
FE-8743.1 Inland Marine Computer Prop

See Reverse for Schedule Page with Limits

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FORM NO 6007 (08/2023)

## ATTACHING INLAND MARINE SCHEDULE PAGE

## ATTACHING INLAND MARINE

ENDORSEMENT NUMBER	COVERAGE	LIMIT OF INSURANCE	DEDUCTIBLE AMOUNT	ANNUAL PREMIUM
FE-8743.1	Inland Marine Computer Prop Loss of Income and Extra Expense	\$ 10,000 \$ 10,000	\$ 500	Included Included

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 OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY
 

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FOR POLICY AT THE ADDRESS

In accordance with the Terrorism Risk Insurance Act of 2002 as amended and extended by the Terrorism Risk Insurance Program Reauthorization Act of 2019, this disclosure is part of your policy.

## **POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE**

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Coverage for acts of terrorism is not excluded from your policy. However your policy does contain other exclusions which may be applicable, such as an exclusion for nuclear hazard. You are hereby notified that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Act. The term "act of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under this policy, any covered losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. Under the formula, the United States Government generally reimburses 80% beginning on January 1,

2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

There is no separate premium charged to cover insured losses caused by terrorism. Your insurance policy establishes the coverage that exists for insured losses. This notice does not expand coverage beyond that described in your policy.

THIS IS YOUR NOTIFICATION THAT UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED, ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM UNDER YOUR POLICY MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE.

FE-6999.3

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