



ADDITIONAL REMARKS SCHEDULE

AGENCY USI Insurance Services		NAMED INSURED The Sonnet Springs Owners Association, Inc.	
POLICY NUMBER		Balanced Bookkeeping PO Box 25263	
CARRIER	NAIC CODE	Colorado Springs, CO 80936	
		EFFECTIVE DATE: 04/22/2023	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

Fidelity, General Liability, and Directors & Officers Liability policies include Property Management Company as an Insured:
Balanced Bookkeeping
PO Box 25263
Colorado Springs, CO 80936

Crime/Fidelity/Employee Dishonesty policy includes coverage for Property Management Company and Manager, Board Members and Volunteers

COVERAGE: Property
INSURER: Travelers Casualty Insurance Company of America
POLICY NUMBR: 680-0D048075-23-42
POLICY DATES: 4/22/2023 to 4/22/2024
Blanket Limit: \$24,917,864
Deductible: \$25,000
Wind/Hail Coverage is included. Wind/Hail Deductible: 5% - \$25,000 minimum per occurrence
of Units: 47
of Buildings: 14
100% Replacement Cost applies up to the blanket limit
No Coinsurance/Agreed Value
Special causes of loss excluding earthquake and flood
Subject to policy limits and exclusions.
Ordinance and Law is included.
A - Undamaged Portion of Building is included in Building Limit
B&C - Demolition Cost & Increased Cost of Construction Combined is \$1,500,000 - \$100,000 per building sub-limit
1% Inflation Guard. Replacement cost/building values are reassessed/reviewed annually to ensure adequate coverage on the project.
Waiver of Subrogation in favor of unit owners applies.
Locations must be shown on policy for coverage to apply.
This is the only complex covered under the policies listed on the certificate. Policy does not cover multiple unaffiliated projects.
Severability of Liability (Separation of Insureds) is included.
If Mortgagee is listed as Certificate Holder, then Holder is recognized as Mortgagee.
Cancellation - 10 days prior to cancellation date.

*****PLEASE READ*****

The Building coverage is "All-Inclusive" (Walls In) regarding interior units and includes all permanently attached fixtures and extends to improvements or upgrades. Each Unit Owner or their Tenant may be required to carry an HO6 (owner's policy) or HO4 (tenant's policy) and should consult their own insurance agent to confirm coverages needed.

Location Addresses covered by Policy (All addresses are Colorado Springs, CO 80918)

- *Street Address *Number of Units
- 5535,5523,5511 Sonnet Heights – 3 Units
- 5583,5571,5559,5547 Sonnet Heights – 4 Units
- 5512,5524,5536,5548 Sonnet Heights – 4 Units
- 5584,5596,5608,5620 Sonnet Heights – 4 Units
- 5632,5644 Sonnet Heights – 2 Units
- 5643,5631 Sonnet Heights – 2 Units
- 5655,5667,5679,5691 Sonnet Heights – 4 Units
- 5703,5715,5727,5739 Sonnet Heights – 4 Units
- 5751,5763,5775,5787 Sonnet Heights – 4 Units
- 5639,5647,5655,5663 Sonnet Ridge Point – 4 Units
- 5688,5680 Sonnet Ridge Point – 2 Units
- 5671,5679,5687 Sonnet Ridge Point – 3 Units
- 5648,5656,5664 Sonnet Ridge Point – 3 Units
- 5631,5623,5615,5607 Sonnet Ridge Point – 4 Units
- Blanket Building Limit: \$24,917,864

Cancellation - 10 days prior to cancellation date