



# 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> 2558 Patterson Road Grand Junction CO 81505		PHONE (A/C, No, Ext): <b>(970) 444-1111</b>	COMPANY NAME AND ADDRESS <b>Truck Insurance Exchange (A Reciprocal Insurer)</b> Member Of The Farmers Insurance Group Of Companies Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367	NAIC NO:
FAX (A/C, No): <b>(970) 444-1111</b>		E-MAIL ADDRESS: <b>service@jessedryeragency.com</b>	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:		POLICY TYPE <b>Condominium</b>	
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER <b>60713-21-20</b>
NAMED INSURED AND ADDRESS <b>Village Park Residential Owners</b> 2650 North Ave Unit 116 Grand Junction, CO 81501		EFFECTIVE DATE <b>06/13/2026</b>	EXPIRATION DATE <b>06/13/2027</b>	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:		

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

LOCATION / DESCRIPTION  
**59 Units in 1 Building located at**  
**2806 Village Park Dr, Grand Junction CO 81506**

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>\$ \$1</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		<input checked="" type="checkbox"/>			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: DED:
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>\$25,000</b> DED: <b>None</b>
- Incr. Cost of Construction		<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$10,000</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:
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>		LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE		LENDER SERVICING AGENT NAME AND ADDRESS
<input checked="" type="checkbox"/> CONTRACT OF SALE	<input type="checkbox"/> MORTGAGEE			
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>Village Park Residential Owners</b>	
POLICY NUMBER <b>60713-21-20</b>		EFFECTIVE DATE: <b>06/13/2026 - 06/13/2027</b>	
CARRIER <b>Truck Insurance Exchange</b>	NAIC CODE		

**ADDITIONAL REMARKS**

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

**Coverage Limit Deductible/ Waiting Period**

**Building ERC \$1 \$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) \$25,000 None**

**Building Ordinance Or Law - 3 (Increased Cost) \$10,000 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 \$5,000 \$2,500**

**Exterior Building Glass Included \$2,500**

**Outdoor Property \$2,500 \$2,500**

**Outdoor Property - Trees, Shrubs & Plants (Per Item) \$500 \$2,500**

**Personal Effects \$2,500 \$2,500**

**Pollutant Clean Up And Removal Aggregate \$10,000 \$2,500**

**Specified Property \$2,700 \$2,500**

**Valuable Paper And Records - On-Premises \$5,000 \$2,500**

  

**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**

**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 \$5,000 \$500**

**Fire Department Service Charge \$1,000 None**

**Fire Extinguisher Systems Recharge Expense \$2,500 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 \$5,000 None**

**Master Key - Per Lock \$100 None**

**Money And Securities - Inside Premises \$5,000 \$500**

**Money And Securities - Outside Premises \$5,000 \$500**

**Money Orders And Counterfeit Paper Currency \$1,000 \$2,500**

**Newly Acquired Or Constructed Property \$250,000 \$2,500**

**Outdoor Signs \$2,500 \$500**

**Outdoor Signs - Per Sign \$1,000**

**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**



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POLICY NUMBER <b>60713-21-20</b>			
CARRIER <b>Truck Insurance Exchange</b>	NAIC CODE	EFFECTIVE DATE: <b>06/13/2026- 06/13/2027</b>	

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**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 06/13/2025**

**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.