



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

1/21/2026

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 IMA, Inc. - Colorado 1705 17th Street, Suite 100 Denver, CO 80202		PHONE (A/C, No, Ext): 303-534-4567	COMPANY NAME AND ADDRESS Underwriters at Lloyd's, London	NAIC NO: 15642
FAX (A/C, No): 303-534-0600	E-MAIL ADDRESS: certificates@imacorp.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: TRIUDEV-01	SUB CODE:		POLICY TYPE Commercial Property	
AGENCY CUSTOMER ID #:		LOAN NUMBER	POLICY NUMBER LYD000219500	
NAMED INSURED AND ADDRESS Triumph Timber Ridge, LLC and Timber Ridge Village Owners' Association 105 Edwards Village Blvd. - #C201 PO Box 2444 Edwards CO 81632		EFFECTIVE DATE 01/16/2026	EXPIRATION DATE 12/30/2026	<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 1281 N. Frontage Rd W, Vail, CO 81657
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: \$ 18,265,231	DED: \$25,000				
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT: Actual Loss Sustained; # of months:	
BLANKET COVERAGE			X	If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE	X			Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X			
IS DOMESTIC TERRORISM EXCLUDED?		X			
LIMITED FUNGUS COVERAGE		X		If YES, LIMIT: DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)			X		
REPLACEMENT COST	X				
AGREED VALUE			X		
COINSURANCE		X		If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT: Included DED: \$25,000	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: Included DED: \$25,000	
- Demolition Costs	X			If YES, LIMIT: \$250,000 DED: \$25,000	
- Incr. Cost of Construction	X			If YES, LIMIT: \$250,000 DED: \$25,000	
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT: DED:	
FLOOD (If Applicable)		X		If YES, LIMIT: DED:	
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT: Included DED: \$50,000	
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT: Included DED: \$50,000	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X				

**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.

**ADDITIONAL INTEREST**

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE				
NAME AND ADDRESS  For Information Only				AUTHORIZED REPRESENTATIVE  <i>Brenda Vincent</i>

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**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> IMA, Inc. - Colorado		<b>NAMED INSURED</b> Triumph Timber Ridge, LLC and Timber Ridge Village Owners' Association 105 Edwards Village Blvd. - #C201 PO Box 2444 Edwards CO 81632	
<b>POLICY NUMBER</b> LYD000219500		<b>EFFECTIVE DATE:</b> 01/16/2026	
<b>CARRIER</b> Underwriters at Lloyd's, London	<b>NAIC CODE</b> 15642		

**ADDITIONAL REMARKS**

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

**REMARKS:**

Terrorism Coverage: Policy #SRTER25-2626; Effective Date: 12/30/2025-12/30/2026; Insurer: Fidelis Underwriting Limited  
 Terrorism & Sabotage Limit: \$123,449,625; Deductible: \$0

Wind/Hail Deductible Buydown: Policy #WKF1361-25-0732; Effective Date: 12/30/2025-12/30/2026; Insurer: Underwriters at Lloyd's  
 Deductible Buydown: 100% of buydown to \$50,000 Per Occurrence

A Waiver of Subrogation is provided in favor of Unit-Owner on the Property Policy, if required by written contract or agreement, subject to the policy terms and conditions per form (GUARDIAN 10 22).