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Unit owners of The Greens of Arrowhead at Vail Homeowners Association:

This letter is being sent to unit owners to assist in clarifying the coverages provided by the The Greens of Arrowhead at Vail Homeowners Association insurance policy (*see disclaimer). Although there has been no change in coverage pertaining to dwelling units, there is consistently the need to help clarify the extent of the association coverage and what insurance the unit owners are to purchase personally.

In the current policy period, The Greens of Arrowhead at Vail Homeowners Association policy is written in a format tailored for planned unit development or "PUD", which includes no property coverage, except for that which is commonly owned. **Buildings elements of personally owned structures, interior or exterior, are NOT insured by the association policy.**

The Association Policy includes coverage for Commercial Liability, Directors and Officers Liability and Fidelity. Further, if there are commonly owned structures such as clubhouses or swimming pools, Building Property applies. Therefore, each homeowner needs to insure his property through a policy such as a traditional homeowner or landlord policy, including coverage for the entire structure and all improvements therein. **Since this insurance coverage is entirely personal, owners should rely on the professional expertise of their preferred insurance professional to establish policy limits and coverages.**

The Board of Directors of your association is not directing you to purchase your policy from any particular insurance company or agency. In fact, these types of policies are commonplace in the industry. If you now have a policy it is always prudent to review your coverages with your broker. If you do not have a policy or would simply like a comparative quotation, our agency will be more than glad to assist in placing your coverage. Please contact Kinser Insurance Agency at 970.879.1330. Also see kinserinsurance.com for additional information.

This letter is not meant to preclude the professional responsibility of your current insurance agent to design and suggest coverages which fulfill your specific needs. Depending on the underwriting requirements of your insurance company, there quite possibly could be reasons for more or different coverages than those shown above.

Failure to heed this warning could be costly to you. Please contact your agent immediately.

***Disclaimer:** This document is meant to be a general description of coverages for use as guideline in the purchase of personal individual unit owner's policies only. All association coverages are subject to specific policy language, exclusions and limitations of policy number 604387649 issued by MidCentury Ins. All claims, both future and past, will be adjusted and evaluated by use of the specific causes of loss peculiar to the event in question with insurance proceeds subject to the specific applicable policy language in force at the time of the loss.