



October 14, 2025

Dear Unit Owner:

We appreciate the opportunity to work with your Community Manager, Michael Walter, in placing the Association's Master Insurance Policy for Eagle River Commercial Condominium Association.

Attached is a certificate of the Association's insurance for your files.

The Board of Directors has elected to obtain a Master Policy that has been written to comply with the Associations Condominium Declarations Insurance Provisions.

The Association is to insure the following:

- Common Elements (Buildings and/or Structures and common areas)
- Limited Common Areas (Outdoor decks/balconies, patios), if any
- The Units but only up to the drywall or unfinished perimeter wall. Referred to as "Bare Walls" coverage.

Unit Owners, including the 2 residential owners are to insure the following:

- All permanently attached property in the units, including finished surfaces of the walls, floors and ceilings, cabinets, countertops, fixtures, appliances etc. Improvements and upgrades installed by owners.
- Contents such as furniture, furnishings and other personal property
- Loss of assessments, Loss of income (if property is a rental unit), Loss of Use
- Personal Liability

Please refer to the Association's Governing Documents (Condominium Declarations) for further information regarding the insurance requirements for the Association and Unit Owners.

We recommend you forward this to your Personal Lines Agent to make sure you have the correct coverage for your condominium unit.

If you have any questions or need additional information, please contact me or Caryn Smith.

Sincerely,

Steve DeRaddo

Stephen DeRaddo  
CIRMS-Community Insurance & Risk Management Specialist  
Vice President