

**Simba Run Condominium Association
c/o McNeill Property Management, Inc.**

30 Benchmark Rd. #102

Avon, CO 81620

Phone 970-479-6047 Fax 970-477-1147

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"The Community Association Management Specialists"

Dear Simba Run Owner:

Simba Run requires all owners to provide management with a current/updated certificate of insurance. According to your Declarations, each owner must be insured from the "bare walls in" with an HO6 policy. Therefore, it is extremely important that your unit is adequately covered with current construction costs and the following conditions are met:

1. Each owner must obtain coverage for all interior surfaces of the walls, floors and ceilings including appliances, cabinets, fixtures, and equipment including any upgrades. Please confirm a good replacement value with your agent based on your level and quality of interior finishes.
2. Contents- all furniture, furnishings, and other personal property.
3. Loss of rental income / loss of use / loss of assessments.
4. Personal liability (required limit no less than \$500,000).
5. If you rent your unit, you **MUST** have specific coverage for rental use up to a 12 month period endorsed to the policy. This **MUST** be provided to Management with your ANNUAL PROOF OF INSURANCE, if we do not have this updated document, your unit **WILL NOT** be permitted to be rented until you provide the insurance documents showing you have the necessary coverage.
6. You must provide proof of coverage to management annually, and specific coverage with the rental endorsement if applicable (during the month that your policy renews) or you are subject to a \$50 per month fine.

If you have any questions or concerns, please do not hesitate to contact management at 970-479-6047.