



Named Insured and Mailing Address

M-20-0002-FC06

WAPITI COMMONS HOMEOWNERS
ASSOCIATION, INC
1430 RAILROAD AVE STE A
RIFLE CO 81650-3334

RESIDENTIAL COMMUNITY ASSOCIATION POLICY

YOUR POLICY IS AMENDED OCT 7 2025

BUILDING COVERAGE CHANGED
AGE OF BUILDING DISCOUNT CHANGED
BLDG ORDINANCE/LAW COVERAGE ADDED
BLDG ORDINANCE PERCENT CHANGED
OPERATIONS EXPOSURE CHANGED
FORM CMP-4862 ADDED

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared
Dec 19 2025
MD

Your policy consists of this page, any endorsements
and the policy form. PLEASE KEEP THESE TOGETHER.

136243.1 03-26-2014



STATE FARM FIRE AND CASUALTY COMPANY
 A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
 Bloomington IL 61702-2915

Named Insured

M-20-0002-FC06 F V
 M
 000021 3123
WAPITI COMMONS HOMEOWNERS ASSOCIATION, INC
 1430 RAILROAD AVE STE A
 RIFLE CO 81650-3334



DECLARATIONS AMENDED OCT 7 2025

| | | |
|---|-----------------------|------------------------|
| Policy Number | 96-E5-C614-1 | |
| Policy Period | Effective Date | Expiration Date |
| 12 Months | FEB 8 2026 | FEB 8 2027 |
| The policy period begins and ends at 12:01 am standard time at the premises location. | | |

Agent and Mailing Address
 CLOUD INS AND FIN SVCS INC
 227 E CODY LN UNIT 201
 BASALT CO 81621-7601
 PHONE: (970) 927-0419

ST-U
 0107-0081

Residential Community Association Policy

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: Corporation
Reason for Declarations: Your policy is amended OCT 7 2025

Other items shown are effective with the policy's 2026 renewal

Endorsement Premium Increase \$ 2,948.22

Discounts Applied:
 Age of Building
 Multiple Unit
 Sprinkler

Prepared
 DEC 15 2025
 CMP-4000

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Continued on Reverse Side of Page

DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
 Policy Number 96-E5-C614-1

SECTION I - PROPERTY BLANKET

| | |
|---|--------------------|
| Coverage A - Buildings | Limit of Insurance |
| Coverage B - Business Personal Property | \$ 4,532,500 |
| | \$ 1,400 |

| Location Number | Location of Described Premises |
|-----------------|---|
| 001 | 751 SMITH ST RIFLE CO 81650-8300 INFLATION COVERAGE INDEX:300.4 |
| 002 | 755 SMITH ST RIFLE CO 81650-8300 INFLATION COVERAGE INDEX:300.4 |
| 003 | 765 SMITH ST RIFLE CO 81650-8300 INFLATION COVERAGE INDEX:300.4 |
| 004 | 761 SMITH ST RIFLE CO 81650-8300 INFLATION COVERAGE INDEX:300.4 |



DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
Policy Number 96-E5-C614-1



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| Location Number | Location of Described Premises |
|-----------------|---|
| 005 | 751 SMITH ST RIFLE CO 81650-8300 INFLATION COVERAGE INDEX:300.4 |
| 006 | 785 SMITH ST RIFLE CO 81650-8301 INFLATION COVERAGE INDEX:300.4 |
| 007 | 797 SMITH ST RIFLE CO 81650-8303 INFLATION COVERAGE INDEX:300.4 |

SECTION I - INFLATION COVERAGE INDEX(ES)

Does Not Apply

SECTION I - DEDUCTIBLES

Basic Deductible \$2,500

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
 Policy Number 96-E5-C614-1

Special Deductibles:

| | | | |
|---------------------|-------|----------------------|---------|
| Wind/Hail | 2% | Money and Securities | \$250 |
| Employee Dishonesty | \$250 | Equipment Breakdown | \$2,500 |

Other deductibles may apply - refer to policy.

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

| COVERAGE | LIMIT OF INSURANCE |
|---|---------------------|
| Collapse | Included |
| Damage To Non-Owned Buildings From Theft, Burglary Or Robbery | Coverage B Limit |
| Debris Removal | 25% of covered loss |
| Equipment Breakdown | Included |
| Fire Department Service Charge | \$5,000 |
| Fire Extinguisher Systems Recharge Expense | \$5,000 |
| Glass Expenses | Included |
| Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis) | 10% |
| Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property) | \$100,000 |
| Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings) | \$250,000 |
| Ordinance Or Law - Equipment Coverage | Included |
| Preservation Of Property | 30 Days |
| Water Damage, Other Liquids, Powder Or Molten Material Damage | Included |

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 DEC 15 2025
 CMP-4000

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
Policy Number 96-E5-C614-1



SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

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| COVERAGE | LIMIT OF INSURANCE |
|--|--------------------|
| Accounts Receivable | |
| On Premises | \$50,000 |
| Off Premises | \$15,000 |
| Arson Reward | \$5,000 |
| Forgery Or Alteration | \$10,000 |
| Money And Securities (Off Premises) | \$5,000 |
| Money And Securities (On Premises) | \$10,000 |
| Money Orders And Counterfeit Money | \$1,000 |
| Outdoor Property | \$5,000 |
| Personal Effects (applies only to those premises provided Coverage B - Business Personal Property) | \$2,500 |
| Personal Property Off Premises | \$15,000 |
| Pollutant Clean Up And Removal | \$10,000 |
| Property Of Others (applies only to those premises provided Coverage B - Business Personal Property) | \$2,500 |
| Signs | \$2,500 |
| Valuable Papers And Records | |
| On Premises | \$10,000 |
| Off Premises | \$5,000 |

DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
Policy Number 96-E5-C614-1

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

| COVERAGE | LIMIT OF INSURANCE |
|----------------------------------|-----------------------------------|
| Back-Up of Sewer or Drain | Included |
| Employee Dishonesty | \$25,000 |
| Loss Of Income And Extra Expense | Actual Loss Sustained - 12 Months |

SECTION II - LIABILITY

| COVERAGE | LIMIT OF INSURANCE |
|--|---------------------------|
| Coverage L - Business Liability | \$1,000,000 |
| Coverage M - Medical Expenses (Any One Person) | \$10,000 |
| Damage To Premises Rented To You | \$300,000 |
| AGGREGATE LIMITS | |
| Products/Completed Operations Aggregate | \$2,000,000 |
| General Aggregate | \$2,000,000 |

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.



DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
Policy Number 96-E5-C614-1



Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

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FORMS AND ENDORSEMENTS

- CMP-4100 Businessowners Coverage Form
CMP-4862 *Building Ordinance or Law Cov
CMP-4550 Residential Community Assoc
FE-6999.3 Terrorism Insurance Cov Notice
CMP-4746.1 Hired Auto Liability
CMP-4206.2 Amendatory Endorsement
FE-3650 Actual Cash Value Endorsement
CMP-4561.5 Policy Endorsement
CMP-4705.2 Loss of Income & Extra Expnse
CMP-4508 Money and Securities
CMP-4710 Employee Dishonesty
CMP-4849 Windstorm or Hail Deductible
CMP-4769 Addl Condo Prop Not Covered
CMP-4829 Guaranteed Replacement Cost
CMP-4532 Exclusion Cyber Incident
FE-1401 Exclusion Cyber Incident
FD-6007 Inland Marine Attach Dec
* New Form Attached

SCHEDULE OF ADDITIONAL INTERESTS

Interest Type: Mortgagee
Endorsement #: N/A
Loan Number: N/A

USDA RURAL DEVELOPMENT
CUSTOMER SERVICE CENTER ATTN
INSURANCE DEPARTMENT
PO BOX 66876
SAINT LOUIS MO 63166-6876

Prepared
DEC 15 2025
CMP-4000

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for WAPITI COMMONS HOMEOWNERS
Policy Number 96-E5-C614-1

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Michele Mancias
Secretary

John Harms
President



STATE FARM FIRE AND CASUALTY COMPANY
 A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
 Bloomington IL 61702-2915

Named Insured

M-20-0002-FC06 F V

WAPITI COMMONS HOMEOWNERS
 ASSOCIATION, INC
 1430 RAILROAD AVE STE A
 RIFLE CO 81650-3334



INLAND MARINE ATTACHING DECLARATIONS

| | | |
|---|-----------------------|------------------------|
| Policy Number | 96-E5-C614-1 | |
| Policy Period | Effective Date | Expiration Date |
| 12 Months | FEB 8 2026 | FEB 8 2027 |
| The policy period begins and ends at 12:01 am standard time at the premises location. | | |

ST-U
0507-0081

ATTACHING INLAND MARINE

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Annual Policy Premium Included

The above Premium Amount is included in the Policy Premium shown on the Declarations.

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

Forms, Options, and Endorsements

FE-8739 Inland Marine Conditions
 FE-8743.1 Inland Marine Computer Prop

See Reverse for Schedule Page with Limits

Prepared
 DEC 15 2025
 FD-6007

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ATTACHING INLAND MARINE SCHEDULE PAGE

ATTACHING INLAND MARINE

| ENDORSEMENT NUMBER | COVERAGE | LIMIT OF INSURANCE | DEDUCTIBLE AMOUNT | ANNUAL PREMIUM |
|-----------------------|---|------------------------|----------------------|----------------------|
| FE-8743.1 | Inland Marine Computer Prop Loss of Income and Extra Expense | \$ 10,000 \$ 10,000 | \$ 500 | Included Included |

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared
DEC 15 2025
FD-6007

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



CMP-4862 ORDINANCE OR LAW (Business)

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM
LOSS OF INCOME AND EXTRA EXPENSE

Coverage provided under this endorsement applies only if an "X" is shown in the box for that coverage in the Schedule below.

SCHEDULE

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | A. Loss in Value Coverage |
| <input checked="" type="checkbox"/> | B. Increased Cost And Demolition Coverage |
| <input checked="" type="checkbox"/> | 10 Percent |
| <input type="checkbox"/> | 25 Percent |
| <input type="checkbox"/> | 50 Percent |
| <input type="checkbox"/> | 100 Percent |

A. Loss In Value Coverage

1. In the event of damage by a Covered Cause Of Loss to a building, that is Covered Property, we will pay for the loss in value of the undamaged portion of the building as a consequence of enforcement of any "ordinance or law" that requires demolition of undamaged parts of the same building. However, we will not pay for:
 - a. Any cost of demolishing or clearing the site of undamaged portions of the covered building; or
 - b. Any increased cost to repair, rebuild or construct the building caused by enforcement of any "ordinance or law".
2. When there is a loss in value of an undamaged portion of a building to which this Loss In Value Coverage applies, the loss payment for that building, including damaged and undamaged portions, will be the lesser of:
 - a. The actual cash value of the building as of the time of loss if the covered building property is not repaired or replaced;
 - b. The amount you actually spend to repair, rebuild or reconstruct the building if the covered building property is repaired or replaced on the same or another premises; or

- c. The Limit Of Insurance shown in the Declarations as applicable to the covered building.
3. The terms of this Loss In Value Coverage apply separately to each building to which the policy applies.

B. Increased Cost And Demolition Coverage

1. In the event of damage by a Covered Cause Of Loss to a building, that is Covered Property, we will pay the:
 - a. Increased costs incurred to comply with enforcement of any "ordinance or law" in the course of repair, rebuilding or replacement of damaged parts of that property.

If you elect to rebuild at another premises, we will pay the increased cost which would have been incurred had the building been repaired or replaced at the described premises.

However, if the "ordinance or law" requires relocation to another premises, we will pay the increased cost incurred at the new premises; and
 - b. Cost to demolish and clear the site of undamaged parts of the same building, as a consequence of enforcement of any "ordinance or law" that requires demolition of such undamaged property;
2. We will not pay for:

- a. Any loss in value for an undamaged portion of a building caused by enforcement of any "ordinance or law"; or
 - b. the increased cost:
 - (1) Until the property is actually repaired or replaced, at the described or another premises; and
 - (2) Unless the repairs or replacement are made as soon as reasonably possible after the loss, not to exceed two years. We may extend this period in writing during the two years.
3. The most we will pay under this Increased Cost And Demolition Coverage, for each described premises insured under **SECTION I — PROPERTY**, is the lesser of:
- a. The amount you actually spend for the increased cost to repair or rebuild the building at the described or another premises in the same general vicinity if relocation is required by any "ordinance or law", and the cost to demolish and clear the site of the undamaged parts of the building at the described premises caused by enforcement of any "ordinance or law"; or
 - b. A percentage, as shown in the Schedule above, of the Limit Of Insurance applicable to that building.

If a damaged building(s) is covered under a blanket Limit Of Insurance which applies to more than one building or item of property, then the most we will pay, in any one occurrence under this Extension Of Coverage, regardless of the number of buildings involved, is the amount determined by multiplying the percent as shown in the Declarations by the single Limit Of Insurance applicable to the covered building(s) at the time of loss.

The amount we pay under this Increased Cost And Demolition Coverage is in addition to the applicable Limit Of Insurance.

- 4. The amount payable, as stated in Paragraph 3. above, is not subject to Paragraph e.(4)(a)iv. under Loss Payment of **SECTION I — CONDITIONS**.
- 5. The following will amend the Loss Of Income And Extra Expense endorsement if Loss Of Income And Extra Expense is shown in the Declarations:

Paragraph **11.c.** under the Loss Of Income And Extra Expense Definitions, is replaced by the following:

- c. "Period of restoration";
 - (1) Means the period of time that:
 - (a) Begins immediately after the time of accidental direct physical loss caused by any Covered Cause Of Loss at the described premises; and
 - (b) Ends on the earlier of:
 - i. The date when the property at the described premises should be repaired, rebuilt or replaced with reasonable speed and similar quality; or
 - ii. The date when business is resumed at a new permanent location.
 - (2) Does not include any increased period required due to the enforcement of any "ordinance or law" that requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of "pollutants".

The expiration date of this policy will not cut short the "period of restoration".

- C. The following apply to both Loss In Value and Increased Cost And Demolition Coverages provided by this endorsement:
 - 1. We will not pay for:
 - a. Loss due to any "ordinance or law" that:
 - (1) You were required to comply with before the loss, even if the building was undamaged; and
 - (2) You failed to comply with;
 - b. The enforcement of any "ordinance or law" which requires the demolition, repair, replacement, reconstruction, remodeling or remediation, of property due to contamination by "pollutants", or due to the presence, growth, proliferation, spread or any activity of "fungi", wet or dry rot, virus, bacteria or other microorganism; or



STATE FARM FIRE AND CASUALTY COMPANY

Po Box 2915
Bloomington IL 61702-2915

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WAPITI COMMONS HOMEOWNERS
ASSOCIATION, INC
1430 RAILROAD AVE STE A
RIFLE CO 81650-3334



BALANCE DUE NOTICE

POLICY NUMBER 96-E5-C614-1
Residential Community Association Policy

DATE DUE
SEE NOTE

PLEASE PAY THIS AMOUNT
SEE NOTE

Full payment by Date Due continues this policy to FEB 8 2027

ST-U
0101-0081

ENDORSEMENT PREMIUM \$ 2,948.22

Location:

Important Message(s)

NOTE:

Do not pay. Payment is being made through State Farm Payment Plan. Account # 1364420260

17 2770 8786

See reverse for important information.
Please keep this part for your record.
Prepared DEC 15 2025

Agent CLOUD INS AND FIN SVCS INC
Telephone (970) 927-0419

↓ Please fold and tear here ↓

MOVING? PLEASE SEE YOUR STATE FARM AGENT. M-0002-FC06

INSURED WAPITI COMMONS HOMEOWNERS ASSOCIATION, INC

POLICY NUMBER 96-E5-C614-1 **CONDOMINIUM**

PLEASE RETURN THIS PART WITH YOUR CHECK MADE PAYABLE TO STATE FARM

DATE DUE **PLEASE PAY THIS AMOUNT**
SEE NOTE SEE NOTE



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For office use only

Prepared: DEC 15 2025
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0224

M 10045

FIRE BAL DUE

0310

300606900000000 796658336614102520>

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

02-08-2007 (01f3096a)

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