



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/10/2024

THIS EVIDENCE OF 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.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274 License#: 2081754		PHONE (A/C, No, Ext): 979-314-9524		COMPANY Wesco Insurance Company	
FAX (A/C, No): 817-347-6981		E-MAIL ADDRESS: AKroll@higginbotham.net			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #: CRIPCRE-05		INSURED Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		LOAN NUMBER	POLICY NUMBER WPP1974843-02
		EFFECTIVE DATE 06/10/2024	EXPIRATION DATE 06/10/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION DESCRIPTION OF OPERATIONS PROPERTY (including Location)- Total # of Units 156 Location 1 Bldg 1: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 01 Location 1 Bldg 2: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 02 Location 1 Bldg 3: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 03 See Attached...
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.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD X SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Coverage: Buildings Blanket - Valuation: Agreed Value - Cause of Loss - Special Including Theft	14,024,952	\$2,500
Bldg 11-Business Personal Property	15,600	\$10,000
Wind/ Hail Deductible-Per Occurrence		
90% Coinsurance		


REMARKS (Including Special Conditions)

904 University Oaks Boulevard #125 College Station TX 77840

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

NAME AND ADDRESS For Information Only United States	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			



ADDITIONAL REMARKS SCHEDULE

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	
POLICY NUMBER WPP1974843-02		EFFECTIVE DATE: 06/10/2024	
CARRIER Wesco Insurance Company	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 27 **FORM TITLE:** EVIDENCE OF PROPERTY INSURANCE

LOCATION/DESCRIPTION:

- Location 1 | Bldg 4: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 04
- Location 1 | Bldg 5: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 05
- Location 1 | Bldg 6: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 06
- Location 1 | Bldg 7: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 07
- Location 1 | Bldg 8: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 08
- Location 1 | Bldg 9: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 09
- Location 1 | Bldg 10: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 10
- Location 1 | Bldg 11: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Laundry Room Subloc: 11