

GARDEN GROVE TOWNHOME OWNERS ASSOCIATION, INC.

Notice of Loss Assessment

Date: November 3, 2025

To: All Garden Grove Townhome Association Owners

From: The Board of Directors at the Garden Grove Townhome Owners Association, Inc.

Subject: Loss Assessment for Roof Replacement

Dear Garden Grove Townhome Owner(s),

At the 2025 Annual Meeting of the Members, held on October 29, 2025, the membership of the Garden Grove Townhome Owners Association, Inc. voted to approve a Loss Assessment in the amount of \$5,000.00 per unit.

This assessment has been levied to fund the replacement of the remaining roofs within the Association that were not covered by the Association's Master General Liability Insurance Policy from a previous wind/hail event. On May 29, 2022, the Association roofs were damaged in a hail/wind storm. The Association filed a claim, which was denied by the Master insurance provider. The Association immediately entered into legal proceedings and on September 26, 2024, a Settlement Disbursement was awarded to the Association to repair a portion of the owners' roofs. The Association will provide the roofing bids upon request.

Assessment Details

- Amount: \$5,000.00 per owner/unit
- Due Date: January 1, 2026
- Purpose: Roof replacement for buildings not covered by insurance claim proceeds

Payment Options

Owners may pay the assessment in full by January 1, 2026, or, upon request, may elect to pay the balance in four (4) equal installments.

To set up an installment payment plan, please contact the Association's management company prior to the due date: HOAServices — contact@hoaservicesco.com

Owners who do not pay the assessment in full or establish a payment plan prior to January 1, 2026, may be subject to late fees, interest, and other enforcement actions as permitted under the Association's Collection Policy and C.R.S. § 38-33.3-209.5.

Thank you for your prompt attention and cooperation.

The Board of Directors

Garden Grove Townhome Owners Association, Inc.



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

THIS EVIDENCE OF COMMERCIAL 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.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Jesse Dryer Agency LLC 2558 Patterson Road Grand Junction CO 81505		PHONE (A/C, No, Ext): 9704441111	COMPANY NAME AND ADDRESS Mid-Century Insurance Company Member Of The Farmers Insurance Group Of Companies 6301 Owensmouth Ave., Woodland Hills, CA 91367		NAIC NO:
FAX (A/C, No): 9702419474	E-MAIL ADDRESS: service@jessedryeragency.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE Habitational BOP		
AGENCY CUSTOMER ID #:			LOAN NUMBER	POLICY NUMBER 60670-36-83	
NAMED INSURED AND ADDRESS GARDEN GROVE TOWNHOME OWNERS 607 S 7th St Grand Junction, CO 81501			EFFECTIVE DATE 06/26/2024	EXPIRATION DATE 06/26/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION 96 units in 38 buildings located at 551 Garden Grove Ct Grand Junction CO 81501
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	SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 23,563,700				DED: \$5,000
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES NO N/A			If YES, LIMIT: Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE				Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				
IS DOMESTIC TERRORISM EXCLUDED?				
LIMITED FUNGUS COVERAGE				If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)				
REPLACEMENT COST	<input checked="" type="checkbox"/>			
AGREED VALUE				
COINSURANCE				If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED: \$5,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED: None
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: \$589,100 DED: None
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: \$589,085 DED: None
EARTH MOVEMENT (If Applicable)				If YES, LIMIT: DED:
FLOOD (If Applicable)				If YES, LIMIT: DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				

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	
CONTRACT OF SALE <input type="checkbox"/>	LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE
MORTGAGEE <input type="checkbox"/>	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS	
AUTHORIZED REPRESENTATIVE Jesse Dryer	

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ADDITIONAL REMARKS SCHEDULE

AGENCY Jesse Dryer Agency LLC	NAMED INSURED GARDEN GROVE TOWNHOME OWNERS
POLICY NUMBER 60670-36-83	
CARRIER Mid-Century Insurance Company	NAIC CODE EFFECTIVE DATE: 06/26/2024 - 06/26/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: **28** FORM TITLE: **EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**

Coverage Limit Of Insurance Deductible/Waiting Period
 Building ERC \$23,563,700 \$5,000
 Accounts Receivables - On-Premises \$5,000 \$5,000
 Building - Automatic Increase Amount 8%
 Building Ordinance Or Law - 1 (Undamaged Part) Included None
 Building Ordinance Or Law - 2 (Demolition Cost) \$589,100 None
 Building Ordinance Or Law - 3 (Increased Cost) \$589,085 None
 Building Ordinance Or Law - Increased Period of Restoration Included None
 Cosmetic Damage Exclusion
 Debris Removal 25% Of Loss + 10,000
 Electronic Data Processing Equipment \$10,000 \$5,000
 Equipment Breakdown Included \$5,000
 Equipment Breakdown - Ammonia Contamination \$25,000
 Equipment Breakdown - Drying Out Coverage Included
 Equipment Breakdown - Expediting Expenses Included
 Equipment Breakdown - Hazardous Substances \$25,000
 Equipment Breakdown - Water Damage \$25,000
 Exterior Building Glass Included \$5,000
 Outdoor Property \$50,000 \$5,000
 Outdoor Property - Trees, Shrubs & Plants (Per Item) \$25,000 \$5,000
 Personal Effects \$2,500 \$5,000
 Specified Property \$10,000 \$5,000
 Valuable Paper And Records - On-Premises \$5,000 \$5,000

Accounts Receivables - Off-Premises \$2,500 \$5,000
 Association Fees And Extra Expense \$100,000
 Back Up Of Sewers Or Drains \$10,000 \$5,000
 Crime Conviction Reward \$5,000 None
 Drone Aircraft - Direct Damage (per occurrence) \$10,000 \$5,000
 Drone Aircraft - Direct Damage (per item) \$2,500 \$5,000
 Employee Dishonesty \$75,000 \$500
 Fire Department Service Charge \$25,000 None
 Fire Extinguisher Systems Recharge Expense \$5,000 None
 Forgery And Alteration \$2,500 \$5,000
 Limited Biohazardous Substance Coverage - Per Occurrence \$10,000 \$5,000
 Limited Biohazardous Substance Coverage - Aggregate \$20,000 \$5,000
 Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate \$15,000 \$5,000
 Master Key \$10,000 None
 Master Key - Per Lock \$100 None
 Money And Securities - Inside Premises \$10,000 \$500
 Money And Securities - Outside Premises \$10,000 \$500
 Money Orders And Counterfeit Paper Currency \$1,000 \$5,000
 Newly Acquired Or Constructed Property \$250,000 \$5,000
 Outdoor Signs \$50,000 \$500
 Outdoor Signs - Per Sign \$25,000 \$500
 Personal Property At Newly Acquired Premises \$100,000 \$5,000
 Personal Property Off Premises \$5,000 \$5,000
 Premises Boundary 100 Feet
 Preservation Of Property 30 Days
 Valuable Paper And Records - Off-Premises \$2,500 \$5,000



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 FORM NUMBER: **28** FORM TITLE: **EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**

Base Coverage Extensions Limit of Insurance Deductible/ Waiting Period
 General Aggregate (Other Than Products & Completed Operations) \$2,000,000
 Products And Completed Operations Aggregate \$1,000,000
 Personal And Advertising Injury Included
 Each Occurrence \$1,000,000
 Tenants Liability (Each Occurrence) \$75,000
 Medical Expense (Each Person) \$5,000
 Pollution Exclusion - Hostile Fire Exception Included
 Directors & Officers Liability - Per Claim \$1,000,000
 Directors & Officers Liability - Aggregate \$1,000,000
 Directors & Officers Liability - Self Insured Retention \$1,000
 Directors & Officers Liability - Discrimination Included
 Directors & Officers Liability Retroactive Date 06/26/2006
 Hired Auto Liability \$1,000,000
 Non-Owned Auto Liability \$1,000,000

Separation Of Insureds
 Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:
 a. As if each Named Insured were the only Named Insured; and
 b. Separately to each insured against whom claim is made or "suit" is brought.