



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Brady, Chapman, Holland & Associates, Inc. 10055 West Gulf Bank Houston TX 77040	CONTACT NAME:	
	PHONE (A/C, No. Ext): 713-688-1500	FAX (A/C, No): 713-688-7967
INSURED Creative Management Company The Sugar Hill Townhomes Association, Inc. 8323 SW Freeway, Ste 330 Houston TX 77074	E-MAIL ADDRESS: ehoacerts@bch-insurance.com	
	PRODUCER CUSTOMER ID: SUGARHILLT	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Westchester Surplus Lines Ins Co	NAIC # 10172
	INSURER B: Travelers Lloyds Insurance Company	NAIC # 41262
	INSURER C: Continental Casualty Company (IAG)	NAIC # 20443
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1098672540

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
5711 Sugar Hill Drive, Houston, Texas 77057
128 units, 9 buildings

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	☒ PROPERTY	D37421893013	7/1/2026	7/1/2027	BUILDING	\$
	CAUSES OF LOSS	DEDUCTIBLES			PERSONAL PROPERTY	\$
	☐ BASIC	BUILDING			BUSINESS INCOME	\$
	☐ BROAD	*			EXTRA EXPENSE	\$
	☒ SPECIAL	CONTENTS			RENTAL VALUE	\$
	☐ EARTHQUAKE	*			☒ BLANKET BUILDING	\$ 15,632,190
	☒ WIND	*			☒ BLANKET PERS PROP	\$ 10,000
	☐ FLOOD	*			BLANKET BLDG & PP	\$
	☒ Hail	*			☒ ReplacementCost	\$
	☒ NamedStorm	*				\$
	☐ INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	☐ NAMED PERILS	POLICY NUMBER				\$
						\$
C	☐ CRIME	768612188	7/1/2026	7/1/2027	☒	\$ 750,000
	TYPE OF POLICY					\$
	Employee Dishonesty					\$
B	☒ BOILER & MACHINERY / EQUIPMENT BREAKDOWN	BME1301D5479TIL26	7/1/2026	7/1/2027	☒	\$ 15,632,190
						\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*DEDUCTIBLES per Occurrence
\$25,000 All Other Perils \$50,000 Water Damage / \$100,000 Water Damage if Freeze
3% of Total Insurable values subject to a \$100,000 minimum for All Wind/Hail and Named Storm

The Property Insurance Limit shown above is subject to an Occurrence Limit of \$100,000,000 to be shared by all Locations included within this Master See Attached...

CERTIFICATE HOLDER

CANCELLATION

*For Insurance Verification

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Timothy J. Brady

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ADDITIONAL REMARKS SCHEDULE

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AGENCY Brady, Chapman, Holland & Associates, Inc.		NAMED INSURED Creative Management Company The Sugar Hill Townhomes Association, Inc. 8323 SW Freeway, Ste 330 Houston TX 77074	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 24 **FORM TITLE:** CERTIFICATE OF PROPERTY INSURANCE

SPECIAL CONDITIONS:

Insurance Policy. This is a Master Policy which includes Multiple Unaffiliated Properties.

ORDINANCE & LAW

Coverage A, B, & C

Subject to a maximum of \$1,000,000 sub limit Per Location Per Occurrence for locations built after 1975 and a maximum of \$500,000 sub limit Per Location Per Occurrence for locations built during or before 1975

COINSURANCE

None

CRIME

Includes designated Property Manager as Employee

CARRIERS

Westchester Surplus Lines Insurance Company
 National Fire & Marine Insurance Company
 Landmark American Insurance Company
 AXIS Surplus Insurance Company
 Certain Underwriters at Lloyds, London
 HDI Global Specialty SE
 Partner Re Insurance Solutions of Bermuda
 Covington Specialty Insurance Company
 MSIG Specialty Insurance USA
 Western World Insurance Company
 Evanston Insurance Company
 Obsidian Specialty Insurance Company
 Ironshore Specialty Insurance Company
 Dellwood Specialty Insurance Company
 QBE Specialty Insurance Company
 AIG Specialty Insurance Company
 Specialty Builders Insurance Company
 Hamilton Select Insurance Inc.
 Evanston Insurance Company
 Landmark American Insurance Company
 AXIS Surplus Insurance Company
 Kinsale Insurance Company
 Aspen Specialty Insurance Company
 Arch Specialty Insurance Company
 Certain Underwriters at Lloyds (AGR)
 Steadfast Insurance Company
 Certain Underwriters at Lloyds, London (WKF&C)
 Harleysville Insurance Company of New York
 Endurance American Specialty Insurance Company

Creative Management Company, Inc. Lender's Frequently Asked Questions

Master Property Insurance

Does this master policy insure multiple unaffiliated projects?

Yes, as noted on the Certificate of Property Insurance.

What are unaffiliated projects?

Per Fannie Mae, Affiliated projects are under the same Master Association or share the use of common facilities that are either owned individually or as part of a Master Association or development. Condominium projects that do not have one of these characteristics, and are managed by the same management company, are considered unaffiliated projects.

What is the Maximum Limit applicable for all Associations combined under the Master policy in a single Occurrence or Event?

Refer to the Certificate of Property Insurance.

Does each Association have a dedicated limit?

No, the limit of insurance is shared by all Associations included under the policy.

Will you provide a Statement of Values including all Association's names and property values insured under the Master policy?

No, privacy laws prohibit the sharing of information and data to unrelated third parties.

What are the Total Values in the Statement of Values?

\$432,095,535 as of July 1, 2026.

How many Associations are insured under this Master policy?

27

Is the Property Manager a named insured?

Yes, the Property Manager is the first named insured, and the Association is an additional named insured. The Association is deemed to have insurability on the master policy while under contract with the management company.

Are there any other Associations “pooled” in the Master policy and do they share common areas?

Yes, there are multiple Associations covered under the policy(ies) presented on the Certificate of Property insurance. No, they do not share common areas.

Will you provide copies of all the “layered” policies?

The coverage provided on “layered” policies follow the primary policy. The policy information for the property layers is disclosed on the Certificate of Property Insurance. Copies of these policies will be provided at your request; however, an administrative processing fee will be charged.

General Property

Does the property coverage provide Guaranteed Replacement Cost, Extended Replacement Coverage or 100% of Replacement Cost?

The Association’s limit of insurance is the amount purchased subject any policy maximums. The coverage is written on a replacement cost valuation basis and coinsurance is waived. As for the limits of insurance, the Association reviews annually and may request an increase at any time. We encourage all Associations to insure to the full replacement cost and obtain Independent Studies to determine the correct amount. We **do not** confirm or deny the current limit of insurance is representative of the full replacement cost of any property. We **do not** provide proof of Guaranteed Replacement, 100% Replacement Cost or Full Replacement Cost Value.

How is the building valuation established and will you provide a copy of the replacement cost estimate?

Replacement cost estimates are not part of the insurance policy, nor do we provide. Building valuation is determined by the Association. You may want to ask them if they have an Independent Study. We **do not** provide Replacement Cost Estimators.

Is Building Ordinance or Law Included?

Yes, refer to Certificate of Property Insurance.

Does the policy have a minimum of 10-day notice of Cancellation?

Yes, to the first named insured.

Does the policy include HO-6 coverage?

HO-6 is a form of personal lines insurance coverage. It is designed to cover the unit owners’ personal belongings, liability and in part refers to the interior surfaces of the unit. The Association purchases a commercial property insurance policy for their obligation under their Governing Legal Documents and/or as required by the Texas Uniform Condominium Act (TUCA).

What is the Texas Uniform Condominium Act (TUCA)?

This is a section of the Texas Property Code that creates minimum requirements and definitions required for Condominium Associations in the State of Texas.

Does the property policy include “walls in” coverage?

Walls in” is not official insurance terminology; therefore, it is not found in the insurance policy/contract. The Association purchases a commercial property policy for their obligation under the Governing Legal Documents and/or, as required by TUCA. **Refer to the Governing Legal Documents to determine if the Association has assumed the responsibility to insure the interior of the units.**

Does the Agency interpret the Associations’ legal documents to determine if they are responsible to cover the units’ interior surfaces?

No, Association legal documents require an Attorney’s interpretation.

Is Inflation Guard included or offered?

No. The policy **does not** provide inflation guard coverage as it is not available.

Are there any exclusions or sub-limits to hazard, wind or named storm perils?

Refer to the Certificate of Property Insurance.

Does the policy contain a Waiver of Right of Subrogation against unit owners?

Yes.

Will you send us a copy of the full policy?

Yes, upon receipt of authorization to do so by the Property Manager.

Is Common Area Property included?

Yes, the following types of Common Area property are included in the definition of Building and included in the Building Blanket limit: Fences, Signs, Gates, Pools, Walls, Mail Kiosks, Guard Shacks, Permanent Storage Buildings anchored to their foundations, Carports and Garages.

General Liability Questions

Does the policy include Severability of Interest?

The policy described in the Certificate of Liability Insurance includes separation of insureds, the current insurance terminology previously known as severability of interest.

Are both the Association and the Property Manager afforded “insured” status under the General Liability policy?

Yes, the Association is a named insured. Property Managers are included under the definition of who is an insured in the Commercial General Liability (CGL) policy.

Why won't you include the Mortgage Company or Owners information on the General Liability Certificate of Insurance?

The General Liability policy provides coverage for the Association, including the common areas, and does not provide coverage for individual owners. Each owner must provide Liability insurance for their own unit.

Miscellaneous

We are aware of an open litigation claim. Can you guarantee payment of this loss?

We cannot address open litigation matters. All questions need to be addressed to the legal counsel firm representing the Association or the Management Company. We **do not** provide information on these matters.

Is the Property Manager an Additional Insured or a Named Insured on the Association's Crime policy?

The Property Manager is included in the definition of employee.

We don't accept ACORD Certificates.

We can offer a full copy of the policies for an administrative fee. Any other Association names will be removed (if applicable).

Why won't you include the Mortgage Company or Owners information on the Flood Insurance Policy?

Flood insurance policies are written on each individual building and for the benefit of all of the units in the building. One specific Owner's mortgage company is not allowed to be shown on the policy which protects all units.