BROOPHE-01 HPATTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/5/2025

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Heidi Patton
Robertson Ryan - Waukesha 20975 Swenson Drive, Suite 175 Waukesha, WI 53186	PHONE (A/C, No, Ext): (414) 270-6832 1832 FAX (A/C, No): (262) 717-9436 E-MAIL ADDRESS: hpatton@robertsonryan.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Owners Insurance Company	32700
INSURER B : TRAVELERS INSURANCE COMPANY	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Brookfield Pheasant Run Condominium Homes Association Inc
c/o Hunt Management Inc.
10520 N Baehr Road Suite Q
Mequon, WI 53092

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			61250255	9/1/2025	9/1/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Property			61250255	9/1/2025	9/1/2026	Blanket Buildings	74,101,681
B	Crime			105607641	4/29/2023	4/29/2026	Fidelity	1,100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Buildings are 100% replacement cost - no co-insurance
$20,000 per building deductible
2% per building wind and hail deductible
Inflation Guard Factor Building
Ordinance or Law Coverage
155 total units
Property manager is included in Fidelity/crime coverage
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Brookfield Pheasant Run Condominium Homes Association Inc
c/o Hunt Management Inc
10520 N Baehr Rd Ste Q
Mequon, WI 53092

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.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: BROOPHE-01 HPATTON

LOC #: 0

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Robertson Ryan - Waukesha	Brookfield Pheasant Run Condominium Homes Association Inc c/o Hunt Management Inc. 10520 N Baehr Road Suite Q Mequon, WI 53092
POLICY NUMBER SEE PAGE 1	
CARRIER / NAIC CODE SEE PAGE 1 / SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
All In coverage -
Equipment Breakdown coverage included
Severability of interest is included
Special Form including Wind and Hail
10 day notice of cancellation due to non-payment
Waiver of subrogation in favor of the unit owner

19110 W Stonehedge Dr Brookfield WI 53045
19070 W Stonehedge Dr Brookfield WI 53045
19020 W Stonehedge Dr Brookfield WI 53045
18980 W Stonehedge Dr Brookfield WI 53045
18910 W Stonehedge Dr Brookfield WI 53045
18850 W Stonehedge Dr Brookfield WI 53045
18905 W Stonehedge Dr Brookfield WI 53045
19055 W Stonehedge Dr Brookfield WI 53045
610 Mac Henry Cir Brookfield WI 53045
650 Mac Henry Cir Brookfield WI 53045
665 Mac Henry Cir Brookfield WI 53045
655 Mac Henry Cir Brookfield WI 53045
615 Mac Henry Cir Brookfield WI 53045
640 Mac Henry Cir Brookfield WI 53045
620 Willowick Ct Brookfield WI 53045
670 Willowick Ct Brookfield WI 53045
675 Willowick Ct Brookfield WI 53045
645 Willowick Ct Brookfield WI 53045
640 Mc Nally Lane Brookfield WI 53045
680 Mc Nally Lane Brookfield WI 53045
685 Mc Nally Lane Brookfield WI 53045
635 Mc Nally Lane Brookfield WI 53045
695 A&B S Stonehedge Dr Brookfield WI 53045
690 A&B S Stonehedge Dr Brookfield WI 53045
19305 A&B McAllister Ln Brookfield WI 53045
19255 A&B McAllister Ln Brookfield WI 53045
19330 A&B McAllister Ln Brookfield WI 53045
19245 A&B McAllister Ln Brookfield WI 53045
19295 A&B McAllister Ln Brookfield WI 53045
505 A&B McPride Ln Brookfield WI 53045
655 A&B Stonehedge Dr Brookfield WI 53045
660 A&B Stonehedge Dr Brookfield WI 53045
590 A&B Stonehedge Dr Brookfield WI 53045
19315 A&B McAllister Ln Brookfield WI 53045
630 A&B Stonehedge Dr Brookfield WI 53045
625 A&B Stonehedge Dr Brookfield WI 53045
545 A&B McArthur Ln Brookfield WI 53045
19475 A&B Stonehedge Dr Brookfield WI 53045
19185 A&B Stonehedge Dr Brookfield WI 53045
19300 A&B McAllister Ln Brookfield WI 53045
19275 A&B W Stonehedge Dr Brookfield WI 53045
19435 A&B Stonehedge Dr Brookfield WI 53045
19405 A&B Stonehedge Dr Brookfield WI 53045

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LOC #: 0

ADDITIONAL REMARKS SCHEDULE

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POLICY NUMBER SEE PAGE 1	
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ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

19325 A&B W McAllister Ln Brookfield WI 53045
500 A&B McPride Ln Brookfield WI 53045
19260 A&B McAllister Ln Brookfield WI 53045
585 A&B Stonehedge Dr Brookfield WI 53045
19230 A&B McAllister Ln Brookfield WI 53045
550 A&B McPride Ln Brookfield WI 53045
510 A&B McPride Ln Brookfield WI 53045
19360 A&B Stonehedge Dr Brookfield WI 53045
535 A&B McPride Ln Brookfield WI 53045
19340 A&B Stonehedge Dr Brookfield WI 53045
515 A&B McArthur Ln Brookfield WI 53045
19235 A&B McAllister Ln Brookfield WI 53045
565 A&B McPride Ln Brookfield WI 53045
19335 A&B McAllister Ln Brookfield WI 53045
19220 A&B Stonehedge Dr Brookfield WI 53045
19190 A&B Stonehedge Dr Brookfield WI 53045
19160 A&B Stonehedge Dr Brookfield WI 53045
19270 A&B Stonehedge Dr Brookfield WI 53045
540 A&B Mc Arthur Ln Brookfield WI 53045
19400 Stonehedge Dr Brookfield WI 53045

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