



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
6/28/2025

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.

PRODUCER Steve Weidenbach Agency 315 N Sprague St Ellensburg, WA 98926 (065/357)	CONTACT NAME: Steve Weidenbach PHONE (A/C, No, Ext): 509.933.2200 E-MAIL ADDRESS: teamweidenbach@amfam.com PRODUCER CUSTOMER ID:	FAX (A/C, No): 844.662.1927	
Twin Lake Homeowners Association 4508 Auburn Wy N Suite A100, Auburn, WA 98002	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Philadelphia Indemnity Insurance Company		18058
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Location: 3420 SW 320th St.
Federal Way, WA 98023

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	<input checked="" type="checkbox"/> PROPERTY	PHPK2715385-000	06/20/2025	06/20/2026	BUILDING	\$
	CAUSES OF LOSS				PERSONAL PROPERTY	\$
	BASIC				BUSINESS INCOME	\$
	BROAD				EXTRA EXPENSE	\$
	SPECIAL				RENTAL VALUE	\$
	EARTHQUAKE				<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 148,000
	WIND				BLANKET PERS PROP	\$
	FLOOD				BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> Liability	PHPK2715385-000	06/20/2025	06/20/2026	<input checked="" type="checkbox"/> Per Occurrence	\$ 2,000,000
	<input checked="" type="checkbox"/> Liability	PHPK2715385-000	06/20/2025	06/20/2026	<input checked="" type="checkbox"/> Aggregate	\$ 4,000,000
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
A	<input checked="" type="checkbox"/> CRIME	PHPK2715385-000	06/20/2025	06/20/2026	<input checked="" type="checkbox"/> Employee Theft	\$ 1,000,000
	TYPE OF POLICY				<input checked="" type="checkbox"/> Forgery	\$ 1,000,000
	Fidelity				<input checked="" type="checkbox"/> Deductible	\$ 1,000
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
A A	Directors & Officers	PHPK2715385-000	06/20/2025	06/20/2026	<input checked="" type="checkbox"/> Coverage	\$ 1,000,000
	Umbrella	PHPK2715385-000	06/20/2025	06/20/2026	<input checked="" type="checkbox"/> Coverage	\$ 5,000,000

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

See Supplement to certificate of insurance on following page.

CERTIFICATE HOLDER

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

Steve Weidenbach

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Supplement to Certificate of Insurance

DATE
06/28/2025

NAME OF INSURED:

Twin Lakes Homeowners Association

Additional Description of Operations/Remarks from Page 1:

Businessowners Policy: Philadelphia Indemnity Insurance Company

General Liability Per Occurrence: \$2,000,000
General Liability Aggregate: \$4,000,000

Umbrella: 5,000,000

30 day notice of cancellation & inflation protection included.

Crime Coverage Includes:
Employee Dishonesty: \$1,000,000
Forgery/ Alteration: \$1,000,000
Computer Fraud: \$1,000,000

Association have 1363 units.

Managing Agent: Bell Anderson and Associates as additional insured.