

DECLARATIONS A: GENERAL POLICY INFORMATION

- Coverage applies only when a limit of insurance is shown in these declarations. These declarations are summaries, only. Please refer to the coverage forms and applicable endorsements for complete information.
- In return for the payment of the premium and subject to all the terms of this policy, we agree with you to provide the insurance stated in this policy.

Named Insured Name and Mailing Address

Teton Shadows Homeowners Association, Inc.
 C/O GTPM
 P.O. Box 2150
 Jackson, WY 83001

Policy Number	Annual Premium	Fee
CAU501622-6	Year 1 \$52,816.00	\$0.00
	Year 2 \$52,816.00	\$0.00
Policy Period	Effective Date*	Expiration Date*
	Year 1 09/08/2024	09/08/2025
	Year 2 09/08/2025	09/08/2026

*12:01 AM Standard Time at your premises address

DIRECTORY OF DECLARATIONS

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USI Insurance Services, LLC
 4081A Laramie Street
 Cheyenne, WY 82001



Countersigned (Date)
 08/27/2024

By (Authorized Representative)

John Anderson

Condominium Association Insurance Policy

DECLARATIONS B: DIRECTORY OF APPLICABLE FORMS

Form Number and Edition Date	Form Title
CAU 3000 07/17	Condominium Association Insurance Policy
CAU 3070 WY 07/17	Environmental Impairment Liability Coverage Part
CAU 3103 12/20	Disclosure Pursuant to Terrorism Risk Insurance Act
CAU 3106 06/19	Cap on Losses from "Certified Acts of Terrorism"
CAU 3109 07/17	Lead Exclusion
CAU 3110 07/17	Amended Water Exclusion
CAU 3111 06/19	Two-Year Policy Term
CAU 3226 07/18	Deductible Credit
CAU 3227 07/18	Deductible Allowance
CAU 3228 05/22	Cyber Incident Exclusion Computer Fraud Definition Amendment
CAU 3307 07/17	Additional Insured - Designated Person or Organization
CAU 3318 07/17	Exclusion - Specified Activities
CAU 3401 07/17	Employee Dishonesty - Community Manager
CAU 3551 08/17	Wyoming Changes Amendatory Endorsement

DECLARATIONS C: 1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND "UNITS"

1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND "UNITS"

Coverage is provided for twelve two-story frame condominium buildings containing sixty eight residential units. The premises is located at 310 (S Teton Building), 320 (Darwin Building), 330 (Granite Building), 370, (Glacier Building), 400 (Cathedral Building), 410 (Winster Building), 420 ((Eagle Building), 430 (Rimrock Building), 450 (Owen Building), 470 (Moran Building), 510 (Shoshone Building), 530 (St John Building) E.Sagebrush Drive, Jackson, Teton County, WY 83001.

Condominium Association Insurance Policy

DECLARATIONS D: PROPERTY DIRECT COVERAGES

• Unless otherwise indicated, all Limits apply on a per occurrence basis.

1. COMMUNITY PROPERTY
2. "UNITS"
3. ADDITIONAL COMMUNITY PROPERTY
4. NATURAL OUTDOOR PROPERTY

1. COMMUNITY PROPERTY

Causes of Loss	Limit of Insurance	Valuation	* Deductible
Special including "Equipment Breakdown", excluding Water Damage, Sewer Backup, Sprinkler Leakage, Ice Damming	Guaranteed Replacement Cost	Guaranteed Replacement Cost	\$5,000 Per Occurrence
Water Damage, Sewer Backup, Sprinkler Leakage, Ice Damming	Guaranteed Replacement Cost	Guaranteed Replacement Cost	\$10,000 Per Occurrence

* In addition to the deductible which may result under D.2.

Community Buildings	Community Structures	Community Personal Property
All buildings described in Declarations C.1. including: <ul style="list-style-type: none"> • Residences 	All of the items listed below are covered when not forming part of, or located within, or on a building. <ul style="list-style-type: none"> • "Swimming Pools" • Statues • Outdoor fixtures • Pool and Pump Houses • Signs • Roads, drives, walkways and other paved surfaces • Recreation fixtures and courts • Antennas and satellite dishes • Sheds • Temporary seasonal structures • Shelters • Cabanas • Freestanding walls (excluding retaining walls) • Fountains • Fences and gates • Gazebos • Gate houses • Mailboxes • Light and flag poles • Benches 	<ul style="list-style-type: none"> • Equipment • Tools • Supplies and furnishings • "Money" and "Securities" • Non-motorized watercraft • "Computer equipment", and "Media" • "Valuable papers and records" • Accounts receivables

2. "UNITS": All real property comprising the "unit" including improvements and betterments made to the "unit" after the "unit's" initial conveyance.

Causes of Loss	Limit of Insurance	Valuation	* Deductible
Water Damage, Sewer Backup, Ice Damming	Guaranteed Replacement Cost	Guaranteed Replacement Cost	\$10,000 Per "Unit"

* In addition to the deductible which may result under D.1.

Condominium Association Insurance Policy

3. ADDITIONAL COMMUNITY PROPERTY		
Causes of Loss	Valuation	Deductible
Special including "Equipment Breakdown"	Replacement Cost	None
Covered Property		Limit of Insurance
Additional Structures: Bridges, Docks, Retaining Walls, Piers, Bulkheads and Wharves		\$10,000
Newly Acquired Buildings and Structures Buildings and Structures as described in D.1. above that you acquire at locations other than the location described in C.1.		\$250,000
Newly Acquired Community Personal Property Community personal property while at locations other than the "premises"		\$250,000
Newly Conveyed Buildings and Structures New buildings and structures built at the location described in C.1.		\$250,000
"Personal Effects" Personal Property of your directors and "officers" or "employees" while acting in the scope of their duties as such.		\$5,000 Per Person \$15,000 Per Occurrence
Personal Property of Others Personal property of others temporarily in your care, custody or control.		\$5,000 Per Person \$15,000 Per Occurrence
Off "Premises" Community Personal Property Community personal property while temporarily at other locations within the "coverage territory".		\$50,000
Community Personal Property In Transit Community personal property while on conveyances being operated between points in the "coverage territory".		\$50,000
"Fine Arts" Paintings, Pictures, Prints, Etchings, Sculptures, Art Glass, "Jewelry", "Furs", and other bona fide works of art of rarity, historical value or artistic merit.		\$15,000 Per Item \$50,000 Per Occurrence

4. NATURAL OUTDOOR PROPERTY		
Causes of Loss	Valuation	Deductible
"Specified Causes of Loss"	Replacement Cost	None
Covered Property		Limit of Insurance
Trees, Lawns, Shrubs, Plants		\$1,000 Maximum Per Tree, Plant, Lawn or Shrub \$20,000 Per Occurrence

Condominium Association Insurance Policy

DECLARATIONS E: PROPERTY CONSEQUENTIAL LOSS COVERAGES

Coverages apply only as a consequence of direct physical loss or damage to "covered property" caused by or resulting from a covered Cause of Loss.

- Unless otherwise indicated, all Limits apply on a per occurrence basis
- No Deductible applies to Property Consequential Loss Coverages

1. ORDINANCE OR LAW

2. LOSS OF INCOME

3. SUPPLEMENTARY PAYMENTS & REMOVAL COVERAGES

1. ORDINANCE OR LAW

Covered Property	Consequential Loss Coverage	Limit of Insurance	Valuation
Community Buildings, "Units"	Undamaged Portion	Guaranteed Replacement Cost	Guaranteed Replacement Cost
Community Buildings, "Units"	Demolition Costs	\$300,000	Actual Loss Sustained
Community Buildings, "Units"	Increased Cost of Construction	\$300,000	Increased Replacement Cost

2. LOSS OF INCOME

Covered Property	Limit of Insurance	Valuation
Community Income and Maintenance Fees and Assessments; Extra Expense; Rents; Community Income; Increased Period of Restoration; other temporary operation expenses.	Actual Loss Sustained	Actual Loss Sustained

3. SUPPLEMENTARY PAYMENTS & REMOVAL COVERAGES

Covered Property	Limit of Insurance	Valuation
• Removal of Fallen Trees	\$10,000	Actual Loss Sustained
	\$1,000 Maximum per Tree	Actual Loss Sustained
• "Pollutant" Cleanup and Removal	\$25,000 per continuous 12 month period	Actual Loss Sustained
• Property Removal	\$300,000	Actual Loss Sustained
• Monetary Reward	\$5,000	10% of Paid Claim
• Debris Removal	\$300,000	Actual Loss Sustained
• Fire Department Service Charges	\$10,000	Actual Loss Sustained
• Fire Extinguisher Recharge	\$1,000	Actual Loss Sustained

DECLARATIONS F: CRIME COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis

Valuation	Deductible
Actual Loss Sustained	None

Covered Property	Causes of Loss	Limit of Insurance
All "Covered Property"	"Employee Dishonesty"	\$150,000 Combined Limit
All "Covered Property"	"Computer Fraud"	
"Covered Instruments"	"Depositors Forgery"	

Condominium Association Insurance Policy

DECLARATIONS G: 1. LIABILITY COVERAGES - PRIMARY AND EXCESS

1. Liability - Primary and Excess

Limits of Insurance apply as:

- Indemnity payments for claims or "suits" seeking damages
- Both primary and excess unless otherwise indicated

Coverage	Limit of Insurance	Type of Limit
"Bodily Injury" And "Property Damage"	\$2,000,000	Per "Occurrence"
Products / Completed Operations	\$2,000,000 \$2,000,000	Per "Occurrence" Annual Aggregate
"Personal Injury" & "Advertising Injury"	\$2,000,000	Per "Offense"
Property Damage Legal Liability—Real Property	\$1,000,000	Per "Occurrence"
"Hired Auto" and "Nonowned Auto"	\$0	Per "Occurrence"
Medical Payments	\$5,000	Per Accident
Garage and Parking Areas Legal Liability		
Comprehensive Coverage	\$500 Deductible Applies Per "Occurrence"	
	\$25,000	Per "Occurrence" Limit
Collision Coverage	\$500 Deductible Applies Per "Occurrence"	
	\$25,000	Per "Occurrence" Limit

Condominium Association Insurance Policy

DECLARATIONS H: CLAIMS MADE LIABILITY COVERAGES

1. ENVIRONMENTAL IMPAIRMENT LIABILITY COVERAGE

1. ENVIRONMENTAL IMPAIRMENT LIABILITY - CLAIMS MADE AND REPORTED

Limits of Insurance apply as: • Indemnity payments and "defense costs" for "claims" seeking damages arising out of "pollution conditions".

Coverage	Limit of Insurance
Environmental Impairment Liability	\$500,000 Each "Loss"
	\$500,000 Aggregate
	\$5,000 Retained Limit Each "Loss"

Retroactive Date: NONE

This insurance does not apply to "loss" from "pollution conditions" which took place before the Retroactive Date.

Optional Extended Reporting Period: 1 year

The premium for the Optional Extended Reporting Period is: \$332

NOTICE

Any emergency arising out of "pollution conditions" covered by Environmental Impairment Liability Coverage should be reported immediately to the on call 24 hour hotline at 1-800-432-2481, administered by XL Specialty Claims, a division of the XL Insurance Companies.

Condominium Association Insurance Policy

In Witness Whereof, American Alternative Insurance Corporation has caused this policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our duly authorized representative.



Cathy Smith
President



Ignacio Rivera
Deputy General Counsel and Assistant Secretary