

Arrow insurance management

"The Insurance People"

August 13, 2003

Meadow Cove Condominium Associ
C/O Key To The Rockies
PO Box 8456
Keystone, CO 80435

RE: Commercial Package policy #050379217
Allstate Insurance Company
Effective 09/28/03 to 09/28/04

P.O. Box 5000
Frisco
Colorado 80443
(970) 668-3500
fax 668-3342

Mike:

Enclosed is your renewal Commercial Package policy. Please review the policy carefully and make sure that all of the information is correct. If anything needs to be changed, please contact the office immediately.

P.O. Box 860
Breckenridge
Colorado 80424
(970) 453-6496
fax 453-7891

Please read your policy and become aware of the coverage afforded by it. Optional coverage and higher limits are available for additional costs. Let us know if you are interested in quotes or wish to discuss in further detail. Also remember that we are here to answer any questions you may have regarding coverage.


If you need Certificates of Insurance as proof of general liability coverage, please contact our office with the Certificate Holders name and mailing address.

P.O. Box 918
Avon
Colorado 81620
(970) 949-5110
fax 949-6306

Thank you for your business with Arrow Insurance Mgt. Inc. We appreciate your business. Please call if you have any questions or problems. Be sure to let us know of any change in your operations.

Sincerely,




Julie Taft
Arrow Insurance Mgt - Frisco





ALLSTATE INSURANCE COMPANY

DECLARATIONS

SPECIAL FORM CUSTOMIZER POLICY NO. 050 379217 CP

1. The Insured Mailing Address MEADOW COVE CONDOMINIUM ASSOCIATION C/O KEY TO THE ROCKIES PO BOX 8456 KEYSTONE CO 80435

LOCATION OF INSURED PREMISES: (SEE BU5575-3)

2. Policy Period from 09/26/03 to 09/26/04

Beginning and ending 12:01 A.M. , Standard Time at the address of the insured stated above.

3. The Insured is an Association

4. ADDITIONAL INTERESTS

This policy also covers the interests of any of the following when indicated by an "X" and named below.

- The Mortgagee under Coverage A - Part One
The Loss Payee under Coverage A - Part Two
Other
The Additional Insured for Leased Premises, under Coverage B - Part One
The Vendor under Coverage B - Part One

Name Address THERE ARE NO ADDITIONAL INTERESTS ON THIS POLICY

5. POLICY COVERAGES

This policy applies to each of the Coverages and Parts shown below. Under Coverage A, Coverage is provided only for property at the Insured Premises for which a specific limit of liability is shown.

Table with 3 columns: Part, Description, Limits of Liability. Includes Coverage A - Business Property with sub-rows for Part One (Buildings REPLACEMENT COST) and Part Two (Business Contents).

Table with 3 columns: Part, Description, Limits of Liability. Includes Coverage B - Business Liability with sub-rows for Part One (Comprehensive Liability, Fire and Specified Peril Legal Liability, Advertising Injury Liability) and Part Two (Medical Payments).



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6. Optional Coverages

The following optional coverages, if any, are provided under this policy.

Coverage	Location	Limits of Liability
BOARD OF MANAGERS LIABILITY	001	SEE COVERAGE B - PART SIX
EMPLOYEE DISHONESTY	001	\$10,000
EMPLOYERS NON-OWNERSHIP AUTO LIABILITY	001	SAME AS COVERAGE B - PART ONE
HIRED AUTO	001	SEE COVERAGE B - PART FOUR
LOSS OF INCOME - RENTS	001	SEE COVERAGE A - PART THREE

7. Annual Premium for the Policy and Optional Coverages \$ 3,955.00

8. Endorsements: The following endorsements amend this policy.

BU5550A BU5575-3 BU5552 BU5562 BU5564-1 BU5598-7 BU5697 BU5754 BU5756-1 BU5766
 BU5767 BU5770 BU5806 CL470A

IMPORTANT NOTICE TO FLORIDA POLICYHOLDERS: For inquiries, to obtain coverage information and to receive assistance in resolving complaints, call (800)-745-1060 .

Countersigned by _____

Authorized Agent

SUPPLEMENTAL DECLARATIONS

5. Under Coverage A, insurance is provided only for property at the Insured Premises for which a specific limit of liability is shown.

Part One - Buildings

Loc. No.	Bldg. No.	Insured Premises	RC or ACV *	Limits of Liability
001	001	18 COVE BLVD DILLON FRAME CO 80435 CONDOMINIUM BUILDING	RC	\$ SEE BLANKET LIMIT
001	002	16 COVE BLVD DILLON FRAME CO 80435 CONDOMINIUM BUILDING	RC	\$ SEE BLANKET LIMIT
001	003	20 COVE BLVD DILLON FRAME CO 80435 CONDOMINIUM BUILDING	RC	\$ SEE BLANKET LIMIT
001	004	22 COVE BLVD DILLON FRAME CO 80435 CONDOMINIUM BUILDING	RC	\$ SEE BLANKET LIMIT
			BLANKET LIMIT	\$ 1,948,000

* Valuation - RC = Replacement Cost; ACV = Actual Cash Value