



### CONDOMINIUM RESALE CERTIFICATE (Section 82.157, Texas Property Code)



Condominium Certificate concerning Condominium Unit 47, in Building G, of \_\_\_\_\_  
Covered Bridge, a condominium project, located at \_\_\_\_\_  
5005 Georgi Lane (Address), City of Houston,  
County of Harris, Texas, on behalf of the condominium owners' association  
(the Association) by the Association's governing body (the Board).

- A. The Declaration  does  does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section \_\_\_\_\_ of the Declaration.
- B. The periodic common expense assessment for the Unit is \$ 329.05 per Month.
- C. There  is  is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ 214.51 and is for Will be due March 2022.
- D. Other amounts  are  are not payable by Seller to the Association. The total unpaid amount is \$ \$329.05 and is for February 2022 Assessment Fees.
- E. Capital expenditures approved by the Association for the next 12 months are \$ 50,000.00.
- F. Reserves for capital expenditures are \$ \$519,567.63; of this amount \$ 50,000.00 has been designated for Major sewage line repairs to building B.
- G. The current operating budget and balance sheet of the Association is attached.
- H. The amount of unsatisfied judgments against the Association is \$ \_\_\_\_\_ N/A.
- I. There  are  are not any suits pending against the Association. The nature of the suits is \_\_\_\_\_.
- J. The Association  does  does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.
- K. The Board  has  has no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association. Known violations are: \_\_\_\_\_.
- L. The Board  has  has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium project. Notices received are: \_\_\_\_\_.
- M. The remaining term of any leasehold estate that affects the condominium is N/A and the provisions governing an extension or a renewal of the lease are: \_\_\_\_\_.
- N. The Association's managing agent is Rise Association Management Group  
(Name of Agent)  
3200 Wilcrest, Suite 110 - Houston, TX 77042  
(Mailing Address)  
713-936-9200 (Phone) \_\_\_\_\_ (Fax)  
closing@riseamg.com  
(E-mail Address)

5005 Georgi Lane # 47  
(Address of Property)

O. Association fees resulting from the transfer of the unit described above:

<u>Description</u>	<u>Paid To</u>	<u>Amount</u>
<u>Transfer Fee</u>	<u>Rise AMG</u>	<u>\$200.00</u>
<u>2 Months' Prepaid Assessments</u>	<u>Covered Bridge Condominium</u>	<u>\$658.10</u>

P. Required contribution, if any, to the capital reserves account \$ 987.15.

REQUIRED ATTACHMENTS:

- 1. Operating Budget
- 2. Insurance Summary
- 3. Balance Sheet

**NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.**

Covered Bridge Condominium Association, Inc.

Name of Association

By: Shawna Diaz Digitally signed by Shawna Diaz  
Date: 2022.02.01 13:03:46 -06'00'

Name: Shawna Diaz

Title: Managing Agent

Date: 02/01/2022

Mailing Address: 3200 Wilcrest, Suite 110 - Houston, TX 77042

E-mail: closing@riseamg.com



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 32-4. This form replaces TREC No. 32-3.

**Assets**

Current Assets

10-1009-00	RISE- VCB Operating Account	\$137,504.54
10-1015-00	Amegy Bank-Escrow	184,638.99

Total Current Assets: \$322,143.53

Accounts Receivable

13-1001-00	Allowance for Doubtful Accounts	(8,000.00)
13-1300-00	Accounts Receivable	22,253.79

Total Accounts Receivable: \$14,253.79

Prepays

14-1410-00	Prepaid Insurance- Property	37,806.08
14-1415-00	Prepaid Insur- Flood	56,035.49

Total Prepays: \$93,841.57

**Total Assets: \$430,238.89**

**Liabilities & Equity**

Current Liabilities

20-2010-00	Accounts Payable	2,632.93
20-2150-00	Prepaid Assessment	58,719.47
20-2230-00	Escrow Assessment	184,638.99
20-2291-00	Amegy Bank Credit Card Payable	22,710.32

Total Current Liabilities: \$268,701.71

Equity

30-3030-00	Retained Earnings	184,439.74
30-3031-00	Prior Year Adjustments	18,175.00

Total Equity: \$202,614.74

Ins Claims- Sewer Backup Bldg B

35-2155-00	Claim Proceeds- 01/24/21- Sewer Backup Bldg B	20,771.91
35-5001-00	Claim Expenses- 01/24/21- Sewer Backup Bldg B	(29,722.83)

Total Ins Claims- Sewer Backup Bldg B: (\$8,950.92)

Ins Claims- Potential Roof

36-5001-00	Claims Expenses- Potential Roof	(255.00)
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Total Ins Claims- Potential Roof: (\$255.00)

Net Income Gain / Loss (31,871.64)

(\$31,871.64)

**Total Liabilities & Equity: \$430,238.89**

**Assets**

Current Assets

10-1010-01	RISE- VCB Money Market (Reserve x2256)	\$72,115.73
10-1011-01	RISE- Capital One (Reserve x8164)	208,403.94
10-1021-01	Alliance Bank - MM Account (Reserve x8710)	239,047.96

Total Current Assets: \$519,567.63

**Total Assets:** \$519,567.63

**Liabilities & Equity**

Equity

30-3030-01	Retained Earnings Reserve	515,463.08
30-3030-02	Retained Earnings-Insurance Claims	(32,497.93)
30-3031-01	Prior Year Adjustments- Reserve	5,869.37

Total Equity: \$488,834.52

Net Income Gain / Loss 30,733.11

\$30,733.11

**Total Liabilities & Equity:** \$519,567.63

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Assessment Revenue</b>							
4110 Owner Assessment	\$75,223.61	\$75,223.48	\$0.13	\$827,459.71	\$827,458.28	\$1.43	\$902,681.77
4120 Owner Assessment Patio	512.00	511.99	0.01	5,632.00	5,631.89	0.11	6,143.89
4125 Bad Debts	-	(1,514.71)	1,514.71	-	(16,661.81)	16,661.81	(18,176.51)
<b>Total Assessment Revenue</b>	<b>\$75,735.61</b>	<b>\$74,220.76</b>	<b>\$1,514.85</b>	<b>\$833,091.71</b>	<b>\$816,428.36</b>	<b>\$16,663.35</b>	<b>\$890,649.15</b>
<b>Other Revenue</b>							
4311 Cash Reward Revenue	500.00	83.33	416.67	1,969.82	916.63	1,053.19	1,000.00
4313 Clubhouse Rental Income	-	41.67	(41.67)	-	458.37	(458.37)	500.00
4315 Access Devices	-	-	-	135.00	-	135.00	-
4320 Fine Revenue	-	41.67	(41.67)	-	458.37	(458.37)	500.00
4325 Late Fees and Interest	1,000.99	416.67	584.32	10,695.84	4,583.37	6,112.47	5,000.00
4330 Other Misc. Revenue	100.00	-	100.00	300.00	-	300.00	-
<b>Total Other Revenue</b>	<b>\$1,600.99</b>	<b>\$583.34</b>	<b>\$1,017.65</b>	<b>\$13,100.66</b>	<b>\$6,416.74</b>	<b>\$6,683.92</b>	<b>\$7,000.00</b>
<b>Total OPERATING INCOME</b>	<b>\$77,336.60</b>	<b>\$74,804.10</b>	<b>\$2,532.50</b>	<b>\$846,192.37</b>	<b>\$822,845.10</b>	<b>\$23,347.27</b>	<b>\$897,649.15</b>
<b>OPERATING EXPENSE</b>							
<b>Facility Repair and Maintenance</b>							
6010 General - Repair and Service	-	166.67	166.67	848.36	1,833.37	985.01	2,000.00
6015 Electrical - Repair and Service	-	41.67	41.67	912.63	458.37	(454.26)	500.00
6020 Plumbing - Repair and Service	891.98	166.67	(725.31)	44,043.82	1,833.37	(42,210.45)	2,000.00
6025 Lighting- Repair and Service	-	25.00	25.00	-	275.00	275.00	300.00
6030 Foundation - Repair and Service	-	166.67	166.67	2,000.00	1,833.37	(166.63)	2,000.00
6035 Roofing - Repair and Service	-	166.67	166.67	3,400.00	1,833.37	(1,566.63)	2,000.00
6039 Building Interior- Repair and Service	-	83.33	83.33	-	916.63	916.63	1,000.00
6040 Building Exterior- Repair and Service	-	125.00	125.00	300.00	1,375.00	1,075.00	1,500.00
6045 Fencing and Gate- Repair and Service	-	166.67	166.67	83.57	1,833.37	1,749.80	2,000.00
6050 Sidewalks & Concrete Misc. - Repairs & Maint	-	416.67	416.67	2,060.00	4,583.37	2,523.37	5,000.00
6060 Signs/Flags	-	41.67	41.67	1,385.06	458.37	(926.69)	500.00
6065 Paint/Painting Supplies	-	83.33	83.33	933.38	916.63	(16.75)	1,000.00
6070 Building Supplies and Equipment	-	1,166.67	1,166.67	7,256.01	12,833.37	5,577.36	14,000.00
<b>Total Facility Repair and Maintenance</b>	<b>\$891.98</b>	<b>\$2,816.69</b>	<b>\$1,924.71</b>	<b>\$63,222.83</b>	<b>\$30,983.59</b>	<b>(\$32,239.24)</b>	<b>\$33,800.00</b>
<b>Building Systems and Equipment</b>							
6120 Fire Safety Equipment	-	-	-	272.01	-	(272.01)	-
6165 Plumbing and Sewage System- Repair and Service	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
<b>Total Building Systems and Equipment</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$272.01</b>	<b>\$1,833.37</b>	<b>\$1,561.36</b>	<b>\$2,000.00</b>
<b>Grounds and Sanitation Services</b>							
6210 Landscape Maintenance Contract	7,015.71	7,015.71	-	77,172.80	77,172.81	0.01	84,188.52
6215 Landscape Enhancements	-	1,250.00	1,250.00	9,454.47	13,750.00	4,295.53	15,000.00
6230 Waste/Recycling and Collection Contract	1,865.06	1,500.00	(365.06)	19,604.42	16,500.00	(3,104.42)	18,000.00
6240 Pest Control Contract	-	200.00	200.00	1,206.99	2,200.00	993.01	2,400.00
6241 Pest Control Extermination	1,515.50	416.67	(1,098.83)	2,359.85	4,583.37	2,223.52	5,000.00
6255 Tree Trimming	-	-	-	4,108.09	-	(4,108.09)	-
<b>Total Grounds and Sanitation Services</b>	<b>\$10,396.27</b>	<b>\$10,382.38</b>	<b>(\$13.89)</b>	<b>\$113,906.62</b>	<b>\$114,206.18</b>	<b>\$299.56</b>	<b>\$124,588.52</b>
<b>Utilities and Other Services</b>							
6310 Electric Service	932.00	1,166.67	234.67	11,052.69	12,833.37	1,780.68	14,000.00
6330 Water Service	10,024.35	8,309.67	(1,714.68)	94,771.37	91,406.37	(3,365.00)	99,716.00
6335 Drainage and Sewage	175.02	1,250.00	1,074.98	10,222.89	13,750.00	3,527.11	15,000.00
6345 Telephone Service	469.69	341.67	(128.02)	4,128.63	3,758.37	(370.26)	4,100.00
<b>Total Utilities and Other Services</b>	<b>\$11,601.06</b>	<b>\$11,068.01</b>	<b>(\$533.05)</b>	<b>\$120,175.58</b>	<b>\$121,748.11</b>	<b>\$1,527.53</b>	<b>\$132,816.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>General and Administrative</b>							
6410 General Administrative	\$22.80	\$125.00	\$102.20	\$1,503.69	\$1,375.00	(\$128.69)	\$1,500.00
6415 Postage/ Mailing	49.94	208.33	158.39	1,794.85	2,291.63	496.78	2,500.00
6440 Permits, Licenses and Fees	-	83.33	83.33	2,932.94	916.63	(2,016.31)	1,000.00
<b>Total General and Administrative</b>	<b>\$72.74</b>	<b>\$416.66</b>	<b>\$343.92</b>	<b>\$6,231.48</b>	<b>\$4,583.26</b>	<b>(\$1,648.22)</b>	<b>\$5,000.00</b>
<b>Professional</b>							
6510 Management Fee	3,228.57	3,187.18	(41.39)	35,017.59	35,058.98	41.39	38,246.21
6515 Accounting Services	-	333.33	333.33	4,190.00	3,666.63	(523.37)	4,000.00
6520 Legal- Corporate	-	833.33	833.33	1,354.50	9,166.63	7,812.13	10,000.00
6535 Other Professional Services	-	-	-	80.00	-	(80.00)	-
6550 Recoverable Legal Expenses	-	-	-	25.00	-	(25.00)	-
6560 Recoverable Collections	-	-	-	480.00	-	(480.00)	-
<b>Total Professional</b>	<b>\$3,228.57</b>	<b>\$4,353.84</b>	<b>\$1,125.27</b>	<b>\$41,147.09</b>	<b>\$47,892.24</b>	<b>\$6,745.15</b>	<b>\$52,246.21</b>
<b>Taxes, Insurance, and Banking</b>							
6620 Bank Service Charge	2.00	-	(2.00)	190.13	-	(190.13)	-
6630 Insurance Interest/Fees Expense	616.35	433.33	(183.02)	5,547.23	4,766.63	(780.60)	5,200.00
6710 Insurance- General Liability & HNOA	904.37	877.13	(27.24)	9,841.02	9,648.43	(192.59)	10,525.52
6715 Insurance- Property	17,636.58	16,853.92	(782.66)	190,151.90	185,393.12	(4,758.78)	202,247.00
6720 Insurance- Directors/ Officers	288.42	271.16	(17.26)	3,142.41	2,982.76	(159.65)	3,253.95
6726 Insurance- Flood	6,486.57	7,653.28	1,166.71	77,662.55	84,186.08	6,523.53	91,839.30
6727 Insurance- Umbrella	73.67	66.67	(7.00)	799.79	733.37	(66.42)	800.00
<b>Total Taxes, Insurance, and Banking</b>	<b>\$26,007.96</b>	<b>\$26,155.49</b>	<b>\$147.53</b>	<b>\$287,335.03</b>	<b>\$287,710.39</b>	<b>\$375.36</b>	<b>\$313,865.77</b>
<b>Payroll</b>							
6711 Gross Wages- Maintenance	6,190.58	6,545.82	355.24	67,460.84	72,004.02	4,543.18	78,549.84
6715 Payroll Tax Expense (ER)	473.57	582.82	109.25	6,454.99	6,411.02	(43.97)	6,993.89
6720 Payroll Processing	619.06	654.58	35.52	7,873.67	7,200.38	(673.29)	7,854.98
6729 Insurance- Workers Comp (Employee)	309.53	327.29	17.76	3,505.36	3,600.19	94.83	3,927.49
6735 Employee Benefits (Health Insurance)	5.70	726.98	721.28	195.45	7,996.78	7,801.33	8,723.76
6740 Phone Allowance	45.00	45.00	-	495.00	495.00	-	540.00
<b>Total Payroll</b>	<b>\$7,643.44</b>	<b>\$8,882.49</b>	<b>\$1,239.05</b>	<b>\$85,985.31</b>	<b>\$97,707.39</b>	<b>\$11,722.08</b>	<b>\$106,589.96</b>
<b>Pool and Recreation Area</b>							
6830 Pool Maint/ Repair	-	833.33	833.33	55.51	9,166.63	9,111.12	10,000.00
6840 Pool Supplies	(63.70)	291.67	355.37	4,664.08	3,208.37	(1,455.71)	3,500.00
<b>Total Pool and Recreation Area</b>	<b>(\$63.70)</b>	<b>\$1,125.00</b>	<b>\$1,188.70</b>	<b>\$4,719.59</b>	<b>\$12,375.00</b>	<b>\$7,655.41</b>	<b>\$13,500.00</b>
<b>Committee and Events</b>							
6925 Community Events	-	41.67	41.67	-	458.37	458.37	500.00
<b>Total Committee and Events</b>	<b>\$-</b>	<b>\$41.67</b>	<b>\$41.67</b>	<b>\$-</b>	<b>\$458.37</b>	<b>\$458.37</b>	<b>\$500.00</b>
<b>Reserves Contributions</b>							
7010 Contribution to Reserve	9,395.22	9,395.22	-	155,068.47	103,347.42	(51,721.05)	112,742.69
<b>Total Reserves Contributions</b>	<b>\$9,395.22</b>	<b>\$9,395.22</b>	<b>\$-</b>	<b>\$155,068.47</b>	<b>\$103,347.42</b>	<b>(\$51,721.05)</b>	<b>\$112,742.69</b>
<b>Total OPERATING EXPENSE</b>	<b>\$69,173.54</b>	<b>\$74,804.12</b>	<b>\$5,630.58</b>	<b>\$878,064.01</b>	<b>\$822,845.32</b>	<b>(\$55,218.69)</b>	<b>\$897,649.15</b>
<b>Net Income:</b>	<b>\$8,163.06</b>	<b>(\$0.02)</b>	<b>\$8,163.08</b>	<b>(\$31,871.64)</b>	<b>(\$0.22)</b>	<b>(\$31,871.42)</b>	<b>\$0.00</b>



**Income Statement - Reserve**  
 Covered Bridge Condominium Association, Inc.  
 11/30/2021

Date: 12/27/2021  
 Time: 10:56 am  
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Assessment Revenue</b>							
4110 Reserve Contribution	\$9,395.22	\$9,395.22	\$-	\$155,068.47	\$103,347.42	\$51,721.05	\$112,742.69
<b>Total Assessment Revenue</b>	<b>\$9,395.22</b>	<b>\$9,395.22</b>	<b>\$-</b>	<b>\$155,068.47</b>	<b>\$103,347.42</b>	<b>\$51,721.05</b>	<b>\$112,742.69</b>
<b>Interest and Investment Revenue</b>							
4220 Interest Income-Reserve	103.06	166.67	(63.61)	1,420.18	1,833.37	(413.19)	2,000.00
<b>Total Interest and Investment Reven</b>	<b>\$103.06</b>	<b>\$166.67</b>	<b>(\$63.61)</b>	<b>\$1,420.18</b>	<b>\$1,833.37</b>	<b>(\$413.19)</b>	<b>\$2,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$9,498.28</b>	<b>\$9,561.89</b>	<b>(\$63.61)</b>	<b>\$156,488.65</b>	<b>\$105,180.79</b>	<b>\$51,307.86</b>	<b>\$114,742.69</b>
<b>RESERVE EXPENSE</b>							
<b>Facility Repair and Maintenance</b>							
6043 Capital Improvement - Driveways/Sidewalks	-	2,500.00	2,500.00	26,530.54	27,500.00	969.46	30,000.00
6051 Capital Improvement - Electrical	-	583.33	583.33	99,225.00	6,416.63	(92,808.37)	7,000.00
7001 Capital Improvements- Pool	-	1,083.33	1,083.33	-	11,916.63	11,916.63	13,000.00
7002 Capital Improvements- Foundation Repair/Replace	-	2,500.00	2,500.00	-	27,500.00	27,500.00	30,000.00
<b>Total Facility Repair and Maintenan</b>	<b>\$-</b>	<b>\$6,666.66</b>	<b>\$6,666.66</b>	<b>\$125,755.54</b>	<b>\$73,333.26</b>	<b>(\$52,422.28)</b>	<b>\$80,000.00</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$6,666.66</b>	<b>\$6,666.66</b>	<b>\$125,755.54</b>	<b>\$73,333.26</b>	<b>(\$52,422.28)</b>	<b>\$80,000.00</b>
<b>Net Reserve:</b>	<b>\$9,498.28</b>	<b>\$2,895.23</b>	<b>\$6,603.05</b>	<b>\$30,733.11</b>	<b>\$31,847.53</b>	<b>(\$1,114.42)</b>	<b>\$34,742.69</b>



Policy Number: 75058142362021

# ASSURANT® American Bankers Insurance Company of Florida

## FLOOD POLICY DECLARATIONS

Scottsdale, AZ 85261-4337

Standard Policy



Type: Renewal

Policy Period: 09/21/2021 09/21/2022

Original New Business Effective Date: 01/01/2000

Reinstatement Date:

Form: RCBAP

For payment status, call: (800) 423-4403

These Declarations are effective

as of: 09/21/2021 at 12:01 AM

210101

Address Info

**Producer Name and Mailing Address:**

ARCHER RISK SERVICES LLC  
ATTN: RISE  
3200 WILCREST DR STE 110  
HOUSTON, TX 77042-3560

**Insured Name and Mailing Address:**

COVERED BRIDGE CONDO ASSN  
3200 WILCREST DR STE 110  
HOUSTON, TX 77042-3560

NFIP Policy Number: 7505814236

Agent/Agency #: 10464-00204-000

Reference #:

Phone #: (281) 849-7545

NAIC Number: 10111

**Processed by:**

Flood Service Center

P.O. Box 8695 Kalispell MT 59904-8695

Property Info

**Property Location:**

UNITS 45-52  
5005 GEORGI LN BLDG G  
HOUSTON, TX 77092-5561

**Building Description:**

Other Residential  
Two Floors  
Slab On Grade  
Low Rise  
Main House

Primary Residence: N

Premium Payor: Insured

Flood Risk/Rated Zone: AE Current Zone: AE

Community Number: 48 0296 0655 L

Community Name: HOUSTON, CITY OF

Grandfathered: Yes

Pre-Firm Construction

Program Type: Regular

Newly Mapped into SFHA:

Elev Diff: 2

Elevated Building: N

Includes Addition(s) and Extension(s)

Replacement Cost: \$1,214,004

Number of Units: 8

Coverage & Rating

Type	Coverage	Rates	Deduct	Discount	Sub Total	Premium Calculation	
Building:	1,839,400	.440 / .080	1,250	16	3,184.00	Premium Subtotal:	3,184.00
Contents:						Multiplier:	
Contents						ICC Premium:	8.00
Location:						CRS Discount:	798.00
						Reserve Fund Assmt:	431.00
						HFIAA Surcharge:	250.00
						Federal Policy Fee:	400.00
						Probation Surcharge:	.00
						Endorsement Amount:	.00
Coverage Limitations May Apply. See Your Policy Form for Details.						<b>Total Premium Paid:</b>	<b>3,475.00</b>

Mortgage Info

**First Mortgage:**

Member Home Loan LLC  
ISAOA/ATIMA  
9601 JONES RD STE 108  
HOUSTON, TX 77065-3877  
Loan#: 3003401193

**Loss Payee:**

**Second Mortgage:**

**Disaster Agency:**

Refer to [www.fema.gov/cost-of-flood](http://www.fema.gov/cost-of-flood) for more information about the risk of flooding and how it impacts the cost of flood insurance.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/1/2021

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 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).

<b>PRODUCER</b> Archer Risk Services, LLC 3200 Wilcrest Ste. 110 Houston, TX 77042	<b>CONTACT NAME:</b> <b>PHONE (A/C, No. Ext):</b> _____ <b>FAX (A/C, No):</b> _____ <b>E-MAIL ADDRESS:</b> archerriskservices@gmail.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <span style="float: right;">NAIC #</span> <b>INSURER A :</b> Westchester Surplus Lines Insurance Company <b>INSURER B :</b> Starstone National Insurance Company <b>INSURER C :</b> Travelers Casualty & Surety Company of America <b>INSURER D :</b> _____ <b>INSURER E :</b> _____ <b>INSURER F :</b> _____
<b>INSURED</b> Covered Bridge Condominium Association, Inc. c/o Rise Association Management Group 3200 Wilcrest Ste. 110 Houston, TX 77042	

**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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y		GLWF14871603003	2/5/2021	2/5/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ 1,000,000
B	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$			79900G191ALI	2/5/2021	2/5/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Directors and Officers			107038047	2/5/2021	2/5/2022	1,000,000 per occ.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Condominium Association

C Crime

107038047

2/5/2021 2/5/2022

500,000 per occ.

**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



## EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/1/2021

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

PRODUCER NAME, CONTACT PERSON AND ADDRESS (A/C. No., Ext): <b>713-936-9654</b>	COMPANY NAME AND ADDRESS <b>Lloyds of London</b>	NAIC NO:
<b>Archer Risk Services, LLC</b> 3200 Wilcrest Ste. 100 Houston, TX 77042	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
FAX (A/C. No.): E-MAIL ADDRESS: <b>archerriskservices@gmail.com</b>		
CODE: AGENCY CUSTOMER ID # <b>CB-1</b>	POLICY TYPE <b>Property</b>	
NAMED INSURED AND ADDRESS Covered Bridge Condominium Association, Inc. c/o Rise Association Management Group 5005 Georgi Ln Houston, TX 77092	LOAN NUMBER See Schedule	POLICY NUMBER <b>825182</b>
ADDITIONAL NAMED INSURED(S)	EFFECTIVE DATE <b>2/1/2021</b>	EXPIRATION DATE <b>2/1/2022</b>
	CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

**PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required)**  BUILDING OR  BUSINESS PERSONAL PROPERTY

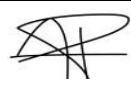
LOCATION / DESCRIPTION 5005 Georgi Ln	26 buildings/221 Units Condominium Association
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE 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.	

<b>COVERAGE INFORMATION</b>	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: <b>\$26,397,756.00</b>					DED: <b>\$25,000</b>
	YES	NO	N/A		
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE				If YES, LIMIT: 100,000	Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$	<b>\$26,397,756.00</b>
TERRORISM COVERAGE		<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	<input checked="" type="checkbox"/>				
IS DOMESTIC TERRORISM EXCLUDED?	<input checked="" type="checkbox"/>				
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$15,000</b>	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>			Fire or Lightning	
REPLACEMENT COST	<input checked="" type="checkbox"/>				
AGREED VALUE		<input checked="" type="checkbox"/>			
COINSURANCE		<input checked="" type="checkbox"/>		If YES, Nil	
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$26,397,756.00</b>	DED: <b>\$25,000</b>
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>26,397,756.00</b>	DED:
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>20% Max 1m</b>	DED:
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>20% Max 1m</b>	DED:
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$15,000</b>	DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$26,397,756.00</b>	DED: <b>\$50,000</b>
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>\$26,397,756.00</b>	DED: <b>1%</b>
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input checked="" type="checkbox"/>				

**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.

**ADDITIONAL INTEREST**

<input checked="" type="checkbox"/> MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
<input type="checkbox"/> LENDERS LOSS PAYABLE		
NAME AND ADDRESS For Information Only		AUTHORIZED REPRESENTATIVE 

**EVIDENCE OF COMMERCIAL PROPERTY INSURANCE REMARKS - Including Special Conditions (Use only if more space is required)**

DEDUCTIBLES

-AOP DEDUCTIBLE OF \$25,000

-ALL OTHER WIND/HAIL DEDUCTIBLE OF \$50,000

-NAMED STORM DEDUCTIBLE IS 1%

ADDITIONAL TERMS AND CONDITIONS

-TOTAL NUMBER OF UNITS: 221

-TOTAL NUMBER OF BUILDINGS: 26

-Policy requires 10 notice to cancel

-Policy covers Units only to the extent required by Condo Declaration

-POLICY CONTAINS SEVERABILITY OF INTEREST CLAUSE