



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
05/20/2026

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 Ted W. Allen & Associates, Inc. 17004 Grant Rd Cypress TX 77429-1260	CONTACT NAME: Pamela Lyons PHONE (A/C, No, Ext): (281) 378-7500 E-MAIL ADDRESS: paml@tedwallen.com PRODUCER CUSTOMER ID: 00000490	FAX (A/C, No): (281) 378-7501
INSURED Briarwick Condominium Owners Association, Inc. c/o Sam Houston Properties PO Box 300925 Houston TX 77230-0925	INSURER(S) AFFORDING COVERAGE INSURER A: Certain Underwriters at Lloyds (Lloyds) et al INSURER B: Continental Casualty Ins. Company INSURER C: Hartford Steam Boiler Inspection and Insurance Co. INSURER D: INSURER E: INSURER F:	NAIC # AA22110000 20443 11452

COVERAGES **CERTIFICATE NUMBER:** CP2652010188 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Briarwick Condominium Owners Association, Inc., 2750 Holly Hall Street, Houston, TX 77054-4109 (Harris County) 308 Total Units

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	☒ PROPERTY	LEX-1342672	05/15/2026	05/15/2027	☒ BUILDING	\$ 34,161,280 RCV
	CAUSES OF LOSS				☐ PERSONAL PROPERTY	\$
	☐ BASIC				☐ BUSINESS INCOME	\$
	☐ BROAD				☐ EXTRA EXPENSE	\$
	☒ SPECIAL				☐ RENTAL VALUE	\$
	☐ EARTHQUAKE				☐ BLANKET BUILDING	\$
	☒ WIND				☐ BLANKET PERS PROP	\$
	☐ FLOOD				☐ BLANKET BLDG & PP	\$
	☒ NSWH Ded				☒ Common Area Prop	\$ Included
	☒ Valuation				☒ Ordinance or Law	\$ A, B & C
	☐ INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	☐ NAMED PERILS	POLICY NUMBER				\$
						\$
B	☒ CRIME	0251167502 (Included Prop.Mgmt.)	08/01/2025	08/31/2026	☒ Empl.Dishonesty	\$ 300,000/\$1,000 D
	TYPE OF POLICY				☒ Forgery/Alteration	\$ 25,000/\$250 Ded
	Employee Dishonesty/Fidelity				☒ Comp/Wire Fraud	\$ 300,000/\$1,000 D
C	☒ BOILER & MACHINERY / EQUIPMENT BREAKDOWN	FBP2370817R	05/18/2026	05/18/2027	☒ Total Limit	\$ 34,161,280
					☒ Deductible	\$ 1,000
						\$
						\$

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

Location: 2750 Holly Hall St, Houston, Harris Co, TX 77054 308 Total Units Property includes common area property - \$300,000 Carports, \$150,000 Fences, \$15,000 Lights, \$5,000 Signs, \$50,000 Swimming Pool, \$20,000 Guard Shack/Storage Bldg., \$20,000 BPP.
**Wind Hail Deductibles: 3% Per Bldg. (\$1,024,836 Max) Named Storm Wind/Hail, subject to \$100,000 per Occurrence minimum; 1% All Other Wind/Hail (\$341,613 Max), subject to a \$100,000 per Occurrence Minimum.
30 Day Notice of Cancellation except 10 Day Notice of Cancellation for Non-payment of Premium. Severability of Interest clause is included.

CERTIFICATE HOLDER

CANCELLATION

Insured Copy

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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