CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 05/28/2026

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

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E-MAIL ADDRESS: paml@tedwallen.com
PRODUCER CUSTOMER ID: 00000047

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Certain Underwriters at Lloyds etal	AA2211000
INSURER B :	Continental Casualty Ins. Company	20443
INSURER C :	Hartford Steam Boiler Inspection and Insurance Co.	11452
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Brentwood Council Of Co-Owners Assoc.
c/o Rise Association Management Group
3131 Eastside St, Suite 130
Houston TX 77098

COVERAGES **CERTIFICATE NUMBER:** CP2652810238 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
2400 N. Braeswood, 2425 & 2475 Underwood, Houston, TX 77030 (Harris County) 275 Total Units Coverage includes common area property at this location.

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	[X] **PROPERTY**		LEXI-PROP-26-47	05/15/2026	05/15/2027	[X] BUILDING	$ 45,237,400 RCV
	CAUSES OF LOSS	DEDUCTIBLES				[X] PERSONAL PROPERTY	$ 75,000
	[ ] BASIC	BUILDING $25,000				[ ] BUSINESS INCOME	$
	[ ] BROAD	CONTENTS				[ ] EXTRA EXPENSE	$
	[X] SPECIAL					[ ] RENTAL VALUE	$
	[ ] EARTHQUAKE					[ ] BLANKET BUILDING	$
	[X] WIND	1% per Bldg				[ ] BLANKET PERS PROP	$
	[ ] FLOOD					[ ] BLANKET BLDG & PP	$
	[X] NSWH Ded	3% per Bldg.				[X] Common Area Prop	$ 862,190
	[X] Valuation	Replacement				[X] Law & Ordinance	$ A, B & C
	[ ] **INLAND MARINE**		TYPE OF POLICY			[ ]	$
	CAUSES OF LOSS					[ ]	$
	[ ] NAMED PERILS		POLICY NUMBER			[ ]	$
	[ ]					[ ]	$
B	[X] **CRIME**		618671656 (Incl. Prop. Mgmt.)	04/01/2026	04/01/2027	[X] Empl.Theft/Comp/	$ 1,000,000
	TYPE OF POLICY					[X] Forgery/Alteration	$ 25,000
	Employee Dishonesty					[X] Deductibles	$ 10,000/$250-Forg
C	[X] **BOILER & MACHINERY / EQUIPMENT BREAKDOWN**		FBP2358529	04/01/2026	04/01/2027	[X] Total Limit	$ 5,000,000
						[X] Deductible	$ 1,000
						[ ]	$
						[ ]	$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
30-Day Notice of Cancellation, EXCEPT 10-Day Notice of Cancellation for Non-Payment of Premium.
Policy has a $200,000,000 Property Limit Per Occurrence.
115% Margin Clause Included.
Ordinance or Law Parts B and C are each 10% of the Building Values with a Maximum of $5M each. Severability of Interests included.

CERTIFICATE HOLDER
Insured Copy

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
Kenneth D. Allen

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