



Roger Keith & Sons Insurance Agency, Inc.

October 2, 2025

Jay Peak Village Association, Inc.
c/o O'Brien-Shortle CPA's
P.O. Box 100
Rutland, VT 05702-0100

Dear Unit Owner,

As the insurance agent for Jay Peak Village Association, Inc., the Board has asked us to highlight some of the more important aspects of the master insurance policy.

Properly insuring a condominium is determined by the ownership rights of the individual units. A homeowner is given a set of legal documents called the "By-Laws" which dictate what items should be insured individually and what should be insured in common. The "By-Laws" can differ dramatically as insurance policies do.

It is important you understand your association's "By-Laws" and the Master Insurance Policy in order to have the best policy for your needs.

The insurance policy for the Jay Peak Village Association, Inc. is written by the Philadelphia Insurance Company and insures the common areas and portions of each unit on the following basis:

The Association's policy pays for the building, common areas and units based on an original specification basis, meaning the state the unit was in when it was first conveyed from the builder to the original unit owner. Coverage is provided on a replacement cost basis. This policy also provides liability coverage for the HOA.

Unit Owners should purchase individual coverage for:

Personal Liability - We recommend \$1,000,000

Personal Property to include furniture, electronics, clothing, appliances, etc

Improvements & Betterments - coverage for any improvements made to the unit since the original construction.

Loss of Use to cover temporary living, dues, and loss of income (if rented) following a covered cause of loss.

Loss Assessment to cover any uninsured or underinsured losses that the board decides to assess each Unit Owner for.

Brockton Office
1575 Main Street
Brockton, MA 02301
(508) 583-1106
Fax (508) 583-8478

Lakeville Office
290 Bedford Street, Unit A
Lakeville, MA 02347
(508) 947-3460
Fax (508) 947-6844

Marion Office
153 Front Street
Marion, MA 02738
(508) 748-0194
Fax (508) 748-3655

Weymouth Office
1598 Main Street
South Weymouth, MA 02190
(781) 337-1009
Fax (781) 337-1171

The Homeowner's policy should respond toward a portion of the Master Property Deductible, if this deductible is determined to be the responsibility of the Homeowner. This can be achieved in several ways (Coverage A, or endorsements such as ISO 04 35 - Supplemental Loss Assessment coverage).

*When purchasing coverage please advise your insurance agent if your unit is rented to others as this is important to ensure you are insured properly.

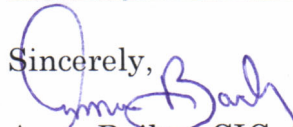
Deductibles:	
Master Policy Deductible:	\$25,000
Windstorm/ Hail Deductible:	\$25,000
Ice Damming, Sewer Back Up or Drainage – Per Unit	\$25,000
Water Damage Deductible – Per Unit:	\$25,000

If loss or damage caused by or resulting from a covered water event occurs, payment for loss or damage in any one unit will not be made until the amount of loss or damage to a 'unit' exceeds the Water Damage Deductible Per Unit. The per unit water damage deductible applies, individually to each unit damaged in any single occurrence. Damages in excess of the unit deductible will be paid, up to the applicable limit of insurance. "Unit" means an individual, residential living space.

The condominium Master Insurance Policy does not provide coverage for the following items: Claims under the policy deductible, personal property of a unit owner, and general liability coverage for any Homeowner's personal acts arising out of ownership, maintenance, or use of any individual unit.

Draperies and non-permanent floor coverings damaged by water would not be covered by the building policy, as these are personal items owned by the unit owner. However, your Homeowner's insurance should cover these losses subject to your policy's deductible.

We recommend that all unit owners review their personal insurance requirements annually with their insurance agent.

Sincerely,


Anna Bailey, CIC, CRM, LIA, MLIS
Chief Operating Officer
Roger Keith and Sons Insurance Agency, Inc.
1575 Main St
Brockton, MA 02301-7195
abailey@rogerkeith.com
(508) 559-5514

Insurance Certificates

Please email certificate requests to certificates@rogerkeith.com

Please include the following information in your request. These requests receive priority treatment but could take one business day to receive.

Your Individual Name

Policyholders must make all requests. Outside requests will not be honored until verified by the unit owner.

Certificate Holder Name and Complete Address

If you would like us to email the completed certificate, please provide the email address/es you wish the request to be sent to.

Any specific wording is needed on your certificate.

This eliminates mistakes and reduces the time it takes to process requests.

If you do not have Internet access, you can call our office to request a certificate.

Telephone: (508) 583-1106

If you are calling, please have the following information readily available:

Unit owner(s) name or new buyer(s) name as it appears on mortgage or loan papers.

Location of unit: street address & unit number.

Mortgage (Bank) name & complete address. Loan, mortgage or reference number.