

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 04/02/2024

C B	ERT ELO	IFICATE DOE W. THIS CE	ES NOT AFFIR	AS A MATTER OF INFORMATION (MATIVELY OR NEGATIVELY AMEN F INSURANCE DOES NOT CONSTI R, AND THE CERTIFICATE HOLDER.	ID, EXTEND OR TUTE A CONTR	ALTER THE CO	OVE	RAGE AFFORDED	BY TH	E POLICIES
PRO	DUCE	R			CONTACT Tra	cy Kunz				
Insu	ranc	ce Office of A	merica		PHONE (A/C, No, Ext): (9	04) 899-0046		FAX (A/C. No):	(904)	448-9788
Suite 130										
		ville, FL 3221	6			MONTATD-01				
		,	-		CUSTOMER ID:			0.00//504.05		NAIO #
					A	INSURER(S) AFFOR				NAIC #
INSU	RED							urance Company		12968
				Lake Condominium Association Inc				urety Company of Am		31194
			anagement Offi	се	INSURER C : SC	ottsdale Surplus	Lir	es Insurance Comp	bany	10672
			uchton Rd wille, FL 32216		INSURER D :					
		Jackson	Wille, I L 32210		INSURER E :					
					INSURER F :					
CO	VER	AGES		CERTIFICATE NUMBER:			RE	VISION NUMBER:		
Tł	115 15	S TO CERTIFY	THAT THE POLIC	OPERTY (Attach ACORD 101, Additional Remark	VE BEEN ISSUED 1	TO THE INSURED N				
CI	ERTI	FICATE MAY B	E ISSUED OR MA	Y PERTAIN, THE INSURANCE AFFORDE UCH POLICIES. LIMITS SHOWN MAY HAY	D BY THE POLICIE	S DESCRIBED HER	REIN			
INSR LTR		TYPE OF INS	SURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)		COVERED PROPERTY		LIMITS
Α	X	PROPERTY			(· · · · /		X	BUILDING	\$	38,994,900
		JSES OF LOSS	DEDUCTIBLES	AMC-37814-03	03/26/2024	03/26/2025		PERSONAL PROPERTY	\$	
			BUILDING					-	-	
		BASIC	50,000					BUSINESS INCOME	\$	
	v	BROAD	CONTENTS					EXTRA EXPENSE	\$	
	X	SPECIAL						RENTAL VALUE	\$	
		EARTHQUAKE						BLANKET BUILDING	\$	
		WIND						BLANKET PERS PROP	\$	
		FLOOD						BLANKET BLDG & PP	\$	
	Χ	Sinkhole Dedu	50,000				X	See Additional	\$	
	Х	Hurricane Dedu	5.0000%				X	Remarks Schedule	\$	
		INLAND MARINE	1	TYPE OF POLICY				_	\$	
	CAL	JSES OF LOSS						-	\$	
		NAMED PERILS		POLICY NUMBER				_	\$	
									\$	
В	X	CRIME					X	Employee Dishonesty	\$	750,000
	TYP	E OF POLICY							\$	
	Cri	ime		107065540	03/26/2024	03/26/2025			\$	
		BOILER & MACH	IINERY /						\$	
		EQUIPMENT BRI	EAKDOWN					1	\$	
A	Pro	operty		AMC-38464-01	03/26/2024	03/26/2025	X	Building	\$	41,087,872
C		operty		CPS7965693	03/26/2024	03/26/2025	X	Ancillary Property	\$	316,500
SPEC Asso prop Prop Ame	ciat ociat erty erty rica	CONDITIONS / OTH ion's insuranc · Policy #AMC-	e policy does n 37814-03 rance Company	ACORD 101, Additional Remarks Schedule, may be ot include walls-in coverage. We recom Certain Underwriters at Lloyd's, Lone	e attached if more spannend the Unit Ov	ce is required)		ual insurance for wall		
CEI	RTIF	ICATE HOLD	DER			ION				
					THE EXPIRA	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 RE	PRESENTATIVE				
For Information Purposes Only					Minhael	Michael 8. Schurent				
AC	ACORD 24 (2016/03)				I	© 1995-2015 ACORD CORPORATION. All rights reserved.				

AGENCY CUSTOMER ID: MONTATD-01

AGENCY

LOC #:

NAMED INSURED

Page 1 of 2

Insurance Office of America		Montreux at Deerwood Lake Condominium Association Inc Attn: Management Office			
POLICY NUMBER	Attn: Management Office 8550 Touchton Rd Jacksonville, FL 32216				
SEE PAGE 1		Duval			
CARRIER SEE PAGE 1	NAIC CODE				
ADDITIONAL REMARKS		EFFECTIVE DATE: SEE PAGE 1			
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACC					
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Prop					
Special Conditions: Policy # AMC-37814-03 Policy Term: 03/26/2024 – 03/2 Covers 11 Buildings Condo Buildings 100 – 1100 23 Scheduled Building Limit: \$38,994,900 Special Form / Law & Ordinance coverage Coverage A Limit: Included Coverage B/C Combined Limit: \$974,873 (Any B or O 2.5% per Building) Property Wrap Includes: Lessor of 5% per Building; buildings combined. Sinkhole Coverage Includes Catastrophic Ground C Equipment Breakdown Limit - \$10,000,000 Deductibles: Hurricane Deductible: 5% Per Occurrence per Bu AOP Deductible (incl. wind/hail): \$50,000 per Occ	8 Units Incl / Replaceme C or Combir or \$1,000,0 cover Collap	ent Cost / 100% Coinsurance ned Limit is sublimited to 00 per Occurrence all			
Property Policy #AMC-38464-01 American Coastal Insurance Company Certain Under Policy # AMC-38464-01 Policy Term: 03/26/2024 – 03/2		loyd's, London			
Covers 16 Buildings - Condo Buildings 1200-2200 + H	OA Ancillari	es 206 Units Included			
Scheduled Building Limit: \$41,087,872 Special Form	/ Replaceme	ent Cost / 100% Coinsurance			
Law & Ordinance coverage Coverage A Limit: Included Coverage B/C Combined Limit: \$1,023,452 (Any B or 2.5% per Building) Property Wrap Includes: Lessor of 5% per Building; buildings combined. Sinkhole Coverage Includes Catastrophic Ground C Equipment Breakdown Limit - \$10,000,000 Deductibles: Hurricane Deductible: 5% Per Occurrence per Bu	or \$1,000,0 over Collap	00 per Occurrence all			
AOP Deductible (incl. wind/hail): \$50,000 per Occ Sinkhole Deductible: \$50,000 per Occurrence combined. Property Policy #CPS7866144 Scottsdale Insurance Company	urrence				
Policy #CPS7965693 Policy Term: 03/26/2024 – 03/26/2025					

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AGENCY CUSTOMER ID: MONTATD-01



LOC #: ____

	L KEMA	ARKS SCHEDULE	Page 2 of 2
AGENCY		NAMED INSURED Montreux at Deerwood Lake Condominium Associatio	on Inc
Insurance Office of America		Attn: Management Office 8550 Touchton Rd	
		Jacksonville, FL 32216 Duval	
CARRIER	NAIC CODE		
SEE PAGE 1	SEE P 1	EFFECTIVE DATE: SEE PAGE 1	
ADDITIONAL REMARKS			
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACC	ORD FORM,		
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Prope	erty Insurance		
Covers HOA Property in the Open Ancillaries Tennis Monuments Scheduled Limit: \$316,500 Special Form / Replaceme Deductibles: Hurricane, Wind & Hail Deductible: Exclude AOP Deductible: \$10,000 per Occurrence Fidelity/Crime: Travelers Casualty & Surety Company of America Policy #107065540 Policy Term: 03/26/2024 – 03/26/20 Includes Non-Compensated Officers and Property Mar General Liability:	ent Cost / 80 ed 025 Limit \$	0% Coinsurance 5750,000	trance
Southern-Owners Insurance Policy #78567414-24 Policy Term: 03/26/2024 – 03/26/ Limits: \$2,000,000 Occurrence / \$2,000,000 Aggregate		Separation of Insureds	
Directors & Officers Liability: Travelers Casualty and Surety Company of America Policy #107065540 Policy Term: 03/26/2024 – 03/26/20 Limits: \$1,000,000 Occurrence - Claims Made)25		
Umbrella Greenwich Insurance Company Policy #PPP7494695L24A-01 Policy Term: 03/26/2024 Limits: \$5,000,000 Occurrence / \$5,000,000 Aggregate Scheduled Underlying Policies: General Liability, Emp			
Workers Compensation: Zenith Insurance Company Policy # Z135782206 Policy Term: 03/26/2024 – 03/26/ Limits: \$1,000,000 Each Accident / \$1,000,000 Disease		it / \$1,000,000 Disease-each Employee	
Cancellation Notice: 30-days except 10 days non-payn	nent of prer	nium	
This certificate regarding coverage for Montreux at De in regard to:	erwood Lal	ke Condominium Association Inc. is issued to the	certificate holder



Montreux at Deerwood Lake Condominium Association, Inc. March 2, 2024 Page 3

Excluded from our consideration were the following:

Land Land Improvements Contents Infrastructure Licensed Vehicles

Also excluded were assets of an intangible nature, records and drawings, inventory items, personal property of employees and leased property.

Based upon our appraisal investigation and analysis, and the premises outlined above, it is our opinion of value that as of March 2, 2024, the Cost of Reproduction New is as follows:

Cost of Reproduction New	\$83,505,400
Exclusions	\$ <u>3,292,800</u>
Cost of Reproduction New Less Exclusions	\$80,212,600

Respectfully submitted:

William M. Jaeger

William N. Jaeger, ASA Accredited Senior Appraiser (ASA), American Society of Appraisers



MONTREUX AT DEERWOOD LAKE CONDOMINIUM ASSOCIATION, INC.					
BUILDING / STRUCTURE	COST OF REPRODUCTION NEW	EXCLUSIONS	COST OF REPRODUCTION NEW LESS EXCLUSIONS		
CONDOMINIUM BUILDING # 100 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 200 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 300 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 400 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 500 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 600 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 700 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 800 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 900 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 1000 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 1100 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 1200 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 1300 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 1400 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 1500 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 1600 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 1700 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 1800 - TYPE 3 (18 UNITS)	\$3,091,800	\$126,100	\$2,965,700		
CONDOMINIUM BUILDING # 1900 - TYPE 3 (18 UNITS)	\$3,091,800	\$126,100	\$2,965,700		



Long-term thinking. Everyday commitment.

MONTREUX AT DEERWOOD LAKE CONDOMINIUM ASSOCIATION, INC.					
BUILDING / STRUCTURE	COST OF REPRODUCTION NEW	EXCLUSIONS	COST OF REPRODUCTION NEW LESS EXCLUSIONS		
CONDOMINIUM BUILDING # 2000 - TYPE 2 (22 UNITS)	\$3,716,800	\$148,600	\$3,568,200		
CONDOMINIUM BUILDING # 2100 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CONDOMINIUM BUILDING # 2200 - TYPE 1 (18 UNITS)	\$3,451,900	\$139,000	\$3,312,900		
CLUBHOUSE	\$3,818,000	\$145,400	\$3,672,600		
CLUBHOUSE EQUIPMENT	\$150,000	\$0	\$150,000		
AUTO GATES	\$90,000	\$0	\$90,000		
WOOD DECK / BRIDGE (CLUBHOUSE)	\$75,000	\$0	\$75,000		
POOL DECK - MAIN POOL	\$40,000	\$0	\$40,000		
POOL DECK - SMALL POOL	\$20,000	\$0	\$20,000		
POOL LIGHTING - MAIN POOL	\$25,000	\$0	\$25,000		
POOL LIGHTING - SMALL POOL	\$10,000	\$0	\$10,000		
POOL PERIMETER FENCE - MAIN POOL	\$15,000	\$0	\$15,000		
POOL PERIMETER FENCE - SMALL POOL WITH DOG PARK	\$20,000	\$0	\$20,000		
PERGOLA - MAIN POOL	\$8,000	\$0	\$8,000		
PERGOLA - SMALL POOL	\$8,000	\$0	\$8,000		
PAVILION BUILDING (PICTURE NOT AVAILABLE)	\$35,000	\$0	\$35,000		
GAZEBO #1 (2 TOTAL)	\$46,000	\$0	\$46,000		
GAZEBO #2 (3 TOTAL)	\$48,000	\$0	\$48,000		
SWIMMING POOL / SPA (LARGE)	\$250,000	\$0	\$250,000		



Long-term thinking. Everyday commitment.

MONTREUX AT DEERWOOD LAKE CONDOMINIUM ASSOCIATION, INC.					
BUILDING / STRUCTURE	COST OF REPRODUCTION NEW	EXCLUSIONS	COST OF REPRODUCTION NEW LESS EXCLUSIONS		
SPA	\$15,000	\$0	\$15,000		
SWIMMING POOL (SMALL)	\$75,000	\$0	\$75,000		
TENNIS COURTS (1)	\$50,000	\$0	\$50,000		
ENTRANCE MONUMENT (2)	\$15,000	\$0	\$15,000		
MAINTENANCE BUILDING	\$140,000	\$0	\$140,000		
RESTROOM BUILDING	\$80,000	\$0	\$80,000		
TRASH ENCLOSURE (2)	\$32,000	\$0	\$32,000		
GUARD BUILDING (2)	\$40,000	\$0	\$40,000		
TOTALS:	\$83,505,400	\$3,292,800	\$80,212,600		



- (b) The total of all deductible and selfinsured amounts under all that other insurance.
- (4) We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

5. Premium Audit

- **a.** We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- **a.** The statements in the Declarations are accurate and complete;
- **b.** Those statements are based upon representations you made to us; and
- **c.** We have issued this policy in reliance upon your representations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- **b.** Separately to each insured against whom claim is made or "suit" is brought.

Policy Number 232322-78567414

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date. If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V - DEFINITIONS

- "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - **b.** Regarding web sites, only that part of a web site that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.
- 2. "Auto" means:
 - **a.** A land motor vehicle, trailer or semitrailer designed for travel on public roads, including any attached machinery or equipment; or
 - b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

- **3.** "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time.
- 4. "Coverage territory" means:
 - a. The United States of America (including its territories and possessions), Puerto Rico and Canada;
 - b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in Paragraph a. above; or
 - c. All other parts of the world if the injury or damage arises out of:
 - Goods or products made or sold by you in the territory described in Paragraph a. above;
 - (2) The activities of a person whose home is in the territory described in Paragraph a.

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