



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/26/2025

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 Insurance Office of America 1 Sleiman Parkway Suite 130 Jacksonville, FL 32216 | CONTACT NAME: PHONE (A/C, No, Ext): (904) 448-9777 FAX (A/C, No): (904) 448-9788 E-MAIL ADDRESS: PRODUCER CUSTOMER ID: MONTATD-01 |
| INSURED Montreux at Deerwood Lake Condominium Association Inc Attn: Management Office 8550 Touchton Rd Jacksonville, FL 32216 | INSURER(S) AFFORDING COVERAGE INSURER A : Heritage Property and Casualty Insurance Company 14407 INSURER B : Travelers Casualty and Surety Company of America 31194 INSURER C : Scottsdale Insurance Company 41297 INSURER D : INSURER E : INSURER F : |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1 0 8550 Touchton Rd E, Jacksonville, FL, 32216

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 | <input checked="" type="checkbox"/> PROPERTY | | HCP010226 | 03/26/2025 | 03/26/2026 | <input checked="" type="checkbox"/> BUILDING | \$ 79,928,600 |
| | CAUSES OF LOSS | DEDUCTIBLES | | | | PERSONAL PROPERTY | \$ |
| | | BASIC | | | | BUSINESS INCOME | \$ |
| | | BROAD | | | | EXTRA EXPENSE | \$ |
| | <input checked="" type="checkbox"/> SPECIAL | CONTENTS | | | | RENTAL VALUE | \$ |
| | | EARTHQUAKE | | | | BLANKET BUILDING | \$ |
| | | WIND | | | | BLANKET PERS PROP | \$ |
| | | FLOOD | | | | BLANKET BLDG & PP | \$ |
| | <input checked="" type="checkbox"/> Sinkhole Colla | 10,000 | | | | | \$ |
| | <input checked="" type="checkbox"/> Equipment Bre | 10,000 | | | | <input checked="" type="checkbox"/> Equipment Breakdown | \$ 79,928,600 |
| | <input type="checkbox"/> INLAND MARINE | | TYPE OF POLICY | | | | \$ |
| | CAUSES OF LOSS | | | | | | \$ |
| | <input type="checkbox"/> NAMED PERILS | | POLICY NUMBER | | | | \$ |
| | | | | | | | \$ |
| B | <input checked="" type="checkbox"/> CRIME | | 107065540 | 03/26/2025 | 03/26/2026 | <input checked="" type="checkbox"/> Employee Dishonesty | \$ 750,000 |
| | TYPE OF POLICY | | | | | | \$ |
| | Crime | | | | | | \$ |
| | <input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN | | | | | | \$ |
| | | | | | | | \$ |
| C | Property | | CPS8174480 | 03/26/2025 | 03/26/2026 | <input checked="" type="checkbox"/> Ancillary Property | \$ 429,500 |
| | | | | | | | \$ |

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Association's insurance policy does not include walls-in coverage. We recommend the Unit Owner purchase individual insurance for walls-in and personal property.
Property Policy # HCP010226
Heritage
SEE ATTACHED ACORD 101

| | |
|-------------------------------|--|
| 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 |
| For Information Purposes Only | |



ADDITIONAL REMARKS SCHEDULE

| | | | |
|--|-----------------------------|--|--|
| AGENCY Insurance Office of America | | NAMED INSURED Montreux at Deerwood Lake Condominium Association Inc | |
| POLICY NUMBER SEE PAGE 1 | | Attn: Management Office 8550 Touchton Rd Jacksonville, FL 32216 Duval | |
| CARRIER SEE PAGE 1 | NAIC CODE SEE P 1 | EFFECTIVE DATE: SEE PAGE 1 | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Special Conditions:

Policy Term: 03/26/2025 – 03/26/2026

Scheduled Building Limit: \$79,928,600 | Special Form | Replacement Cost / Agreed Value

Law & Ordinance coverage

Coverage A Limit: Included

Coverage B/C Combined Limit: \$1,983,390

Sinkhole Coverage Includes Catastrophic Ground Cover Collapse

Equipment Breakdown Limit - \$79,928,600

Deductibles:

Hurricane Deductible: 5% Per Occurrence per Building, Calendar Year

AOP Deductible (incl. wind/hail): \$10,000 per Occurrence

Sinkhole Deductible: \$10,000 per Building

Property Policy #CPS7866144

Scottsdale Insurance Company

Policy Term: 03/26/2025 – 03/26/2026

Covers HOA Property in the Open Ancillaries | Tennis Court, Lake Gazebo, Entry Gate, Wood Deck, Pool Fence, Entrance Monuments

Scheduled Limit: \$429,500 | Special Form / Replacement Cost / 80% Coinsurance

Deductibles:

Hurricane, Wind & Hail Deductible: Excluded

AOP Deductible: \$10,000 per Occurrence

Fidelity/Crime:

Travelers Casualty & Surety Company of America

Policy #107065540 | Policy Term: 03/26/2025 – 03/26/2026 | Limit \$750,000

Includes Non-Compensated Officers and Property Managers as Employees

General Liability:

Southern-Owners Insurance

Policy #78567414-25 | Policy Term: 03/26/2025 – 03/26/2026

Limits: \$2,000,000 Occurrence / \$2,000,000 Aggregate | Includes - Separation of Insureds

Directors & Officers Liability:

Travelers Casualty and Surety Company of America

Policy #107065540 | Policy Term: 03/26/2025 – 03/26/2026

Limits: \$1,000,000 Occurrence - Claims Made

Umbrella

Greenwich Insurance Company

Policy #PPP7494695L25A | Policy Term: 03/26/2025 – 03/26/2026

Limits: \$5,000,000 Occurrence / \$5,000,000 Aggregate

Scheduled Underlying Policies: General Liability, Employer's Liability, Directors & Officers Liability



ADDITIONAL REMARKS SCHEDULE

| | | | |
|--|-----------------------------|--|--|
| AGENCY Insurance Office of America | | NAMED INSURED Montreux at Deerwood Lake Condominium Association Inc | |
| POLICY NUMBER SEE PAGE 1 | | Attn: Management Office 8550 Touchton Rd Jacksonville, FL 32216 Duval | |
| CARRIER SEE PAGE 1 | NAIC CODE SEE P 1 | EFFECTIVE DATE: SEE PAGE 1 | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Workers Compensation:
Zenith Insurance Company
Policy # Z135782207 | Policy Term: 03/26/2025 – 03/26/2026
Limits: \$1,000,000 Each Accident / \$1,000,000 Disease-Policy Limit / \$1,000,000 Disease-each Employee

Cancellation Notice: 30-days except 10 days non-payment of premium

This certificate regarding coverage for Montreux at Deerwood Lake Condominium Association Inc. is issued to the certificate holder in regard to:



RESERVE ADVISORS

Long-term thinking. Everyday commitment.

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 N. Jaeger, ASA

Accredited Senior Appraiser (ASA), American Society of Appraisers



INSURANCE SUMMARY REPORT

| 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 |



RESERVE
ADVISORS

Long-term thinking. Everyday commitment.

INSURANCE SUMMARY REPORT

| 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 |



RESERVE
ADVISORS

Long-term thinking. Everyday commitment.

INSURANCE SUMMARY REPORT

| 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 |



RESERVE
ADVISORS

Long-term thinking. Everyday commitment.

(b) The total of all deductible and self-insured 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.

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

1. "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:
 - (1) 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.