

**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 # AMC-37814-03 | Policy Term: 03/26/2024 – 03/26/2025

Covers 11 Buildings | Condo Buildings 100 – 1100 | 238 Units Included

Scheduled Building Limit: \$38,994,900 | Special Form / Replacement Cost / 100% Coinsurance

Law & Ordinance coverage

Coverage A Limit: Included

Coverage B/C Combined Limit: \$974,873 (Any B or C or Combined Limit is sublimited to 2.5% per Building)

Property Wrap Includes: Lessor of 5% per Building; or \$1,000,000 per Occurrence all buildings combined.

Sinkhole Coverage Includes Catastrophic Ground Cover Collapse
Equipment Breakdown Limit - \$10,000,000

Deductibles:

Hurricane Deductible: 5% Per Occurrence per Building

AOP Deductible (incl. wind/hail): \$50,000 per Occurrence

Sinkhole Deductible: \$50,000 per Occurrence

Property Policy #AMC-38464-01

American Coastal Insurance Company | Certain Underwriters at Lloyd's, London

Policy # AMC-38464-01 | Policy Term: 03/26/2024 – 03/26/2025

Covers 16 Buildings - Condo Buildings 1200-2200 + HOA Ancillaries | 206 Units Included

Scheduled Building Limit: \$41,087,872 | Special Form / Replacement Cost / 100% Coinsurance

Law & Ordinance coverage

Coverage A Limit: Included

Coverage B/C Combined Limit: \$1,023,452 (Any B or C or Combined Limit is sublimited to 2.5% per Building)

Property Wrap Includes: Lessor of 5% per Building; or \$1,000,000 per Occurrence all buildings combined.

Sinkhole Coverage Includes Catastrophic Ground Cover Collapse
Equipment Breakdown Limit - \$10,000,000

Deductibles:

Hurricane Deductible: 5% Per Occurrence per Building

AOP Deductible (incl. wind/hail): \$50,000 per Occurrence

Sinkhole Deductible: \$50,000 per Occurrence
combined.

Property Policy #CPS7866144

Scottsdale Insurance Company

Policy #CPS7965693 | Policy Term: 03/26/2024 – 03/26/2025

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ADDITIONAL REMARKS

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

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

Scheduled Limit: \$316,500 | 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: 03/26/2024 – 03/26/2025 | Limit \$750,000
Includes Non-Compensated Officers and Property Managers as Employees

General Liability:

Southern-Owners Insurance
Policy #78567414-24 | Policy Term: 03/26/2024 – 03/26/2025
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: 03/26/2024 – 03/26/2025
Limits: \$1,000,000 Occurrence - Claims Made

Umbrella

Greenwich Insurance Company
Policy #PPP7494695L24A-01 | Policy Term: 03/26/2024 – 03/26/2025
Limits: \$5,000,000 Occurrence / \$5,000,000 Aggregate
Scheduled Underlying Policies: General Liability, Employer's Liability, Directors & Officers Liability

Workers Compensation:

Zenith Insurance Company
Policy # Z135782206 | Policy Term: 03/26/2024 – 03/26/2025
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:



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Montreux at Deerwood Lake Condominium Association, Inc.

March 2, 2024

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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:

A handwritten signature in black ink that reads "William N. Jaeger".

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



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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

(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.