



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/09/2024

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 8825 NW 21st Terrace Doral FL 33172	CONTACT NAME: EOI Direct PHONE (A/C, No, Ext): (877) 456-3643 E-MAIL ADDRESS: www.eoidirect.com FAX (A/C, No): (305) 714-4401	INSURER(S) AFFORDING COVERAGE INSURER A: Richmond National Insurance Co INSURER B: Travelers Casualty Insurance Company of America INSURER C: Citizens Property Insurance Corporation INSURER D: Wilshire Insurance Company INSURER E: Travelers Excess & Surplus Lines Company INSURER F: Philadelphia Indemnity Insurance Company	NAIC # 17103 19046 10064 13234 29696 18058
INSURED Royal Park Condominium Apartments Inc. 119 Royal Park Dr. Unit 1A Oakland Park FL 33309			

COVERAGES**CERTIFICATE NUMBER:** CL245951076**REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			RN70502414	11/08/2023	11/08/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
							MED EXP (Any one person)	\$ Excluded
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Hired Non Owned Auto	\$ 1,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			RN70502414	11/08/2023	11/08/2024	COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB			RN70502423	11/08/2023	11/08/2024	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 5,000,000
	DED							\$
	RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Directors and Officers			107731342	11/08/2023	11/08/2024	Policy Limit	\$1,000,000
							Retention	\$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Master COI

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



ADDITIONAL REMARKS SCHEDULE

AGENCY Brown & Brown Insurance Services, Inc.		NAMED INSURED Royal Park Condominium Apartments Inc.	
POLICY NUMBER _____		EFFECTIVE DATE: _____	
CARRIER _____	NAIC CODE _____		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Residential Condominium Association (671 Total Units)

Schedule of Locations:

- LOC#1. 101 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#2. 102 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#3. 103 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#4. 104 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#5. 105 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#6. 106-107 Royal Park Dr. Oakland Park, FL 33309 (64 Units)
- LOC#7. 108-109 Royal Park Dr. Oakland Park, FL 33309 (64 Units)
- LOC#8. 110-111 Royal Park Dr. Oakland Park, FL 33309 (64 Units)
- LOC#9. 112 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#10. 113 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#11. 114 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#12. 115 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#13. 116 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#14. 117 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#15. 118 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#16. 119 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#17. 120 Royal Park Dr. Oakland Park, FL 33309 (32 Units)
- LOC#18. 121 Royal Park Dr. Oakland Park, FL 33309 (32 Units)

C) PROPERTY WITH WIND

Effective: 5/08/2024 - 5/08/2025

Carrier: Citizens Property Insurance Corporation

Policy #07137252

Policy Limits:

- LOC#1. Building Limit: \$4,351,000
- LOC#2. Building Limit: \$4,351,000
- LOC#3. Building Limit: \$4,361,600
- LOC#4. Building Limit: \$4,361,600
- LOC#5. Building Limit: \$4,351,000
- LOC#6. Building Limit: \$8,309,100
- LOC#7. Building Limit: \$8,309,100
- LOC#8. Building Limit: \$8,309,100
- LOC#9. Building Limit: \$4,351,00
- LOC#10. Building Limit: \$4,351,00
- LOC#11. Building Limit: \$4,351,00
- LOC#12. Building Limit: \$4,351,00
- LOC#13. Building Limit: \$4,351,00
- LOC#14. Building Limit: \$4,351,00
- LOC#15. Building Limit: \$4,351,00
- LOC#16. Building Limit: \$4,351,00
- LOC#17. Building Limit: \$4,351,00
- LOC#18. Building Limit: \$4,351,00

Basic Form, Replacement Cost, Coinsurance NIL

Deductibles: \$5,000 All Other Perils; \$5,000 All Other Wind; 3% Calendar Year Hurricane

D) PROPERTY (DIFFERENCE IN CONDITIONS)

Effective: 5/08/2024 - 5/08/2025

Carrier: Wilshire Insurance Company

Policy #QIMP0007746

Policy Limits:

- LOC#1. Building Limit: \$4,351,000
- LOC#2. Building Limit: \$4,351,000
- LOC#3. Building Limit: \$4,361,600
- LOC#4. Building Limit: \$4,361,600
- LOC#5. Building Limit: \$4,351,000
- LOC#6. Building Limit: \$8,309,100
- LOC#7. Building Limit: \$8,309,100
- LOC#8. Building Limit: \$8,309,100
- LOC#9. Building Limit: \$4,351,00
- LOC#10. Building Limit: \$4,351,00
- LOC#11. Building Limit: \$4,351,00
- LOC#12. Building Limit: \$4,351,00
- LOC#13. Building Limit: \$4,351,00



ADDITIONAL REMARKS SCHEDULE

AGENCY Brown & Brown Insurance Services, Inc.		NAMED INSURED Royal Park Condominium Apartments Inc.	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

LOC#14. Building Limit: \$4,351,00
 LOC#15. Building Limit: \$4,351,00
 LOC#16. Building Limit: \$4,351,00
 LOC#17. Building Limit: \$4,351,00
 LOC#18. Building Limit: \$4,351,00
 Special Form (Including Theft), Replacement Cost, Coinsurance NIL
 Deductibles: \$10,000 All Other Perils; \$25,000 Water Damage; \$10,000 Sinkhole Per Occurrence Per Building
 Ordinance or Law: Coverage A Included / Coverage B&C Combined \$1,000,000.

E) BOILER & MACHINERY
 Effective: 11/8/2023 - 11/8/2024
 Carrier: Travelers Excess & Surplus Lines Company
 Policy #: 7T167092
 Limit: \$65,626,630
 Deductible: \$5,000

F) CRIME
 Effective: 11/8/2023 - 11/8/2024
 Carrier: Philadelphia Indemnity Insurance Company
 Policy #: PCAC0198780123
 Limit: \$1,500,000
 Deductible: \$10,000

*Property Manager is included as designated employee with respects to Employee Theft coverage.

G) PRE-PAID LEGAL DEFENSE
 Effective: 11/8/2023 - 11/8/2024
 Carrier: Bold Legal Defense Insurance, Inc.
 Policy #20231108P
 Policy provides legal defense coverage.